

Mrs Emma Dalton  
Portakabin Limited  
Hinckley Road  
Coventry  
CV2 2QL

Application Ref: **2017/5239/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

22 January 2018

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**11 St Andrew's Place**  
**London**  
**NW1 4LE**

Proposal:  
Temporary erection of 2 x linked Portakabin buildings to north-east corner of site for use as office facilities until 31 October 2018 (retrospective).

Drawing Nos: TSDL220146080, DQ2697, TSDL220146080 and Design and Access Statement received by the LPA 20/09/2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be retained in accordance with the following approved plans: TSDL220146080, DQ2697, TSDL220146080 and Design and Access Statement received by the LPA 20/09/2017.

Reason: For the avoidance of doubt and in the interest of proper planning.



- 2 The portakabins hereby approved are allowed for a temporary period only. They shall be removed from the site in their entirety before 31 October 2018 as per the approved details.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Retrospective planning permission is sought for the retention of 2 x portakabins for a temporary period until 31 October 2018 located in the service yard located in the north east corner of the site.

The portakabins are required to house the site catering facilities whilst internal works take place. The proposed portakabins would be a temporary, reversible solution which would involve no loss of historic fabric and would have minimal impact on the setting of listed building. The minor visual harm caused by their installation would be temporary, and less than substantial due to the impact upon the setting of small areas of listed buildings, which in return contributes to a minor amount of their overall significance. The on-going use of this site by the RPC and the public benefits it brings, are seen to outweigh the harm by ensuring and sustaining its future use.

The temporary permission is considered acceptable in this location as the type of structure is not one the Council is prepared to approve, other than for a limited period, owing to its appearance. Overall, the temporary development is not considered to harm the character and appearance of the Regents Park Conservation Area or setting of the listed building.

Due to the location and nature of the proposals, they are not considered to adversely impact neighbouring amenity in terms of daylight, outlook or privacy.

It is noted that an additional 2 portakabins have been erected at the site which do not benefit from planning or listed building consent. These will be subject to a separate enforcement investigation.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. Special attention has been paid to the desirability of preserving or enhancing the

character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

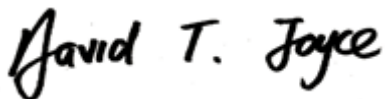
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning