

Mrs Emma Dalton
Portakabin Limited
Hinckley Road
Coventry
CV2 2QL

Application Ref: **2017/6124/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

22 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be retained in accordance with the following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.



- 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 listed building consent

Retrospective listed building consent 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 setting of the listed building.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

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 and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with The

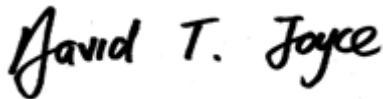
London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning