

Mr Mark Herbert  
Ansell & Bailey Architects  
17 Bowling Green Lane  
London  
EC1R 0QB

Application Ref: **2017/5506/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

26 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**The Tavistock Centre**  
**120 Belsize Lane**  
**London**  
**NW3 5BA**

Proposal:

Retention of a part-two storey part-single storey building at 120 Belsize lane for a temporary period of 3 years (renewal of a temporary planning permission 2014/7088/P)

Drawing Nos: 14053(00)001, 14053(00)002, 14053(00)003, 14053(00)004, 14053(00)006, 14053(01)001, 14053(01)002, 14053(01)003, 14053(01)004, 14053(02)001, 14053(02)002, 14053(02)003.

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

Condition(s) and Reason(s):

- 1 The building/structure hereby permitted is for a temporary period only and shall be removed on or before the expiry of 3 years from the date of this permission.

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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 14053(00)001, 14053(00)002, 14053(00)003, 14053(00)004, 14053(00)006, 14053(01)001, 14053(01)002, 14053(01)003, 14053(01)004, 14053(02)001, 14053(02)002, 14053(02)003.

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The application site is the Tavistock Centre which is located off Belsize Lane and Fitzjohns Avenue. The site is located adjacent to the Fitzjohns Netherall and Belsize Conservation areas, but is not located within a conservation area itself. The site contains a large 6 storey building with a T-shaped layout surrounded by car parking.

This application is for the retention of a part-single part-two storey temporary building located at the rear of the site adjacent to the northern boundary for a further 3 years. This building was originally granted temporary planning permission (2014/7088/P which expires on the 21/03/2018) and was therefore previously assessed and considered to be acceptable.

The site contains other existing temporary buildings including 3 temporary buildings located in the front (western) part of the site (2013/3119/P and 2016/3022/P to be removed by the 5th August 2018) and there is an unimplemented permission (2016/6085/P dated 10/08/2017) for a temporary building to the rear of the site close to the building in this application.

In relation to the principle of the development. The building provides offices spaces and meeting rooms which are used in association with the medical and mental health services at the site. The submitted supporting information from the applicant states that they need to retain this building for a further period as the existing building is unsuitable to accommodate this use and would require modification, the applicants other buildings in the area are not available and the applicant is also working on long term plans to relocate the entire facility to a new site. It is clear that there is a need for this building and that the applicant considers that alternative facilities are not available. It is therefore considered reasonable to permit a further temporary 3 year permission for the building whilst the long term plans for the relocation of the uses on the site are progressed.

The building measures 29 m length, 6 m width and 8 m height (with an additional single storey link to the main building) and is finished in grey metal and vertical timber boarding with aluminium windows and doors. The design of the temporary building was considered to be acceptable in the previous application. The building

is sited to the rear of the site behind the main building and is not highly visible from Belsize Lane. The scale of the building is suitable in this location, is subordinate to the main building and does not appear over-dominant from nearby buildings and gardens. The building has a high quality design for a temporary building and the materials harmonise in this location at the rear of the site. The development does not result in harm to the character or appearance of the street scene or the adjacent conservation area.

The directly adjacent buildings and gardens at 8 Fitzjohn's Avenue and 3-5 Daleham Gardens are also in medical use. The closest residential properties are located at No. 10 Fitzjohns Avenue (minimum distance of 15 metres from the proposed building) and No. 7 Daleham Gardens (minimum of 42 metres from the proposed building). The building is located a sufficient distance from these properties to ensure that it does not result in an amenity impact.

The original development resulted in the loss of 13 car parking spaces to the rear of the site. However, the site has a PTAL score of 6a (excellent) and the loss of parking was not detrimental to the parking arrangements at the site or the wider area. This remains the situation on this application with the updated Council policies placing more emphasis on sustainable travel. Transport have no objection to the retention of the building for a further 3 years.

- 2 A Construction Management Plan (CMP) was secured by s.106 agreement on the original application to mitigate the impact of the construction process on highway safety and residential amenity. However, this will not be required on this application which seeks to retain the existing building as no further construction works are proposed.

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.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies C1, C2, A1, D1, D2, T1 and T2 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

- 3 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).
- 4 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

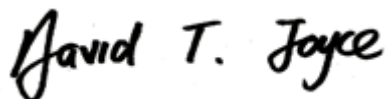
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

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