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Date: 05/07/2018

Camden Council  
Development Management  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Dear Sirs

**APPLICATION FOR TEMPORARY PLANNING PERMISSION FOR A PERIOD OF ONE YEAR FOR THE SITING OF TWO PORTABLE CABINS**

**THE ROYAL CENTRAL SCHOOL OF SPEECH AND DRAMA, ETON AVENUE, LONDON, NW3 3HY**

**PLANNING PORTAL REFERENCE PP-06986017**

I write on behalf of my client, The Royal Central School of Speech and Drama, to submit an application for the following development:

*“Temporary planning permission for a period of one year for the siting of four portable cabins at The Royal Central School of Speech and Drama”*

This application has been submitted via Planning Portal (reference PP-06986017), and comprises the following:

- Details of the development and an assessment of this against relevant the National Planning Policy Framework, the Development Plan and other material considerations is contained within this letter as is a brief Design and Access Statement which is proportionate to the scale of the development, as set out by the Planning Practice Guidance;
- Site location Plan, CSD 701;
- Block Plan, TSSED220135476;
- Existing Site Plan, CSD 702;
- Proposed Layout and Elevations HD/6902/02;
- Elevations, TN104; and
- The application fee of £1,386.00 has been paid to the Council via a transfer.

## **Context**

The portable cabins set out in this application for temporary planning permission are required in order to provide teaching space that will be lost during the demolition and subsequent replacement of the existing

Studio 1 as part of the Phase 5 redevelopment of the wider site, which was approved by Camden Council under application reference 2014/7413/P on 31 March 2015.

Planning permission was subsequently approved on 22 September 2016 (ref: 2016/4098/P) for the following development:

*“Temporary planning permission for a period of two years for the siting of four portable cabins at The Royal Central School of Speech and Drama”*

This temporary permission is due to expire in September 2018, but due to unforeseen delays to the programme of the associated new build, our client seeks to continue to use these portable cabins for an additional year, until the new build is complete.

The further one year period is important for The Royal Central School of Speech and Drama to retain as much onsite teaching as possible during construction, in order to minimise disruption to staff and students. Following this, the temporary portable cabins would be removed from the site as the additional accommodation they provide will no longer be required.

The Planning Practice Guidance sets out that under Section 72 of the Town and Country Planning Act 1990, local planning authorities may grant planning permission for a specified temporary period only, as is sought by the current application. Circumstances where a temporary permission may be appropriate include where it is expected that the planning circumstances will change, as is the case in this instance with the Phase 5 redevelopment of the wider site coming forward.

## **Site and Surrounding Area**

The application site is within the existing campus utilised by The Royal Central School of Speech and Drama. Existing accommodation on the wider site is provided within a large building that is located fairly centrally. In addition, the Norman Collins Building is located within the south western corner of the wider site and is formed by double height portable cabins which have been located on site for in excess of 10 years and provide offices for the school’s administrative requirements.

The wider site is located at the western end of Buckland Crescent and Adamson Road with College. Crescent forming the western boundary. The application site itself is located on the southern boundary of the wider site and occupies a ‘L’ shape. This area is currently occupied by temporary portacabins, as per planning permission 2016/4098/P

The Hampstead Theatre sits to the south of the site and there is a mixture of residential and commercial uses in the wider surrounding area.

The site occupied by the portable cabins falls partially within (the eastern portion of the site) and partially outside (the western portion of the site) the Belsize Park Conservation Area. The single storey portable cabins are therefore located within the conservation area whilst the two storey portable cabins are located outside of this. There are no listed buildings in close proximity to the application site. The site also falls within the designated Town Centre.

## **Proposed Development – Design and Access Statement**

### **Use**

The portable cabins explained by this application for temporary planning permission are required to provide teaching space that has been lost during the demolition and subsequent replacement of the existing Studio 1 as part of the Phase 5 redevelopment of the wider site, which was approved by Camden Council under application reference 2014/7413/P on 31 March 2015. Unforeseen circumstances

outside of the client's control have resulted in a delay in the construction progress, as such, the proposal seeks this extension of temporary use on site.

Following the previous approval (2016/4098/P), the principle of this land use has already been established. As such a continued temporary permission for a period of one further year is sought, and once construction associated with Phase 5 of the redevelopment has been completed, including the internal fit out process, the portable cabins will be removed from site.

The use of the portable cabins is therefore considered appropriate as it is entirely in keeping with the use of the wider site and the previous temporary permission.

### **Amount**

The cabins provide 202.18sq.m of internal floorspace (213.5 sq.m GEA) for teaching. Additionally, there is a stair core to serve the first floor of the double stacked portable cabins. This amount of development is commensurate with that which will be lost whilst the Phase 5 redevelopment is being undertaken and is therefore considered to be appropriate. The cabins remain the same as was approved by 2016/4098/P, and therefore the quantum of floorspace has been agreed in principle.

### **Layout**

The existing temporary portable cabins will remain in place, along the southern boundary of the wider Royal Central School of Speech and Drama site. Prior to the installation of the cabins, this area of the site was a grassed ancillary area. The location of the portable cabins in this area ensures that logistically they do not hamper the construction activities associated with the Phase 5 redevelopment.

This area is removed from any nearby residential properties thereby ensuring that residential amenity of surrounding occupiers is maintained.

Two of the portable cabins are located adjacent to each other and horizontally parallel to the site's existing southern boundary, whilst the others are located vertically parallel to the sites southern boundary. Appropriate circulation space between both portable cabins and the surrounding buildings is maintained.

### **Scale**

The four portable cabins are located horizontally alongside the site's southern boundary are Titan TN104's. These units measure 4.186m by 10.014m and approximately 2.975m in height. Two will be located directly adjacent to each other and provide an internal floor area of 71.6sqm between them.

Additionally, two Ultima UK093 portable cabins are stacked one on top of the other (therefore appearing as a two-storey structure) measuring approximately 7m in height. These units both measure 6.87m by 9.83m providing a total floor area of 124.52sqm. Additionally, a stair pod is attached to the northern elevation in order that the upper storey can be accessed.

The scale of development is significantly smaller than that which surrounds it. The scale and style of development is also directly comparable with the existing Norman Collins Building to the west. In this context, as per the previous permission 2016/4098/P, the scale of development is considered to be entirely appropriate.

### **Landscaping**

There is existing vegetation to the site's southern boundary which has been retained alongside the existing cabins and will continue to be included as part of the current application. The vegetation assists in screening views from outside of the site. The cabins do not have any harmful impact on the existing trees given their location and temporary nature.

Given the temporary nature of the cabins, no further landscaping is proposed as part of this application.

### **Appearance**

The portable cabins are practical in appearance, given their temporary nature. The submitted plans provide further details and this is considered to be entirely appropriate. The Cabins include an external staircase on the northern elevation. Whilst they remain the same as the cabins that are already in place, the cabin design was altered prior to the previous installation to provide uncovered stairs. Following the previous approval and will provide a temporary solution to replace the lost accommodation as a result of the construction works being undertaken at the wider site which will, in time, improve the appearance of the area as a whole.

### **Access**

This application for temporary planning consent for replacement accommodation will not alter access to and from the wider Royal Central School of Speech and Drama site.

Access to the portable cabins themselves will continue to be via doors into the buildings and via the stair pod in the case of the two-storey element. Access to the cabins is considered to be appropriate given their temporary nature and the previous permission.

### **Relevant Planning Policy**

The Local Development Framework for LB Camden against which the application should be determined comprises the following documents:

- London Plan (2016);
- Camden Local Plan (2017);
- Policies Map (2017); and
- Planning Guidance for Finchley Road / Swiss Cottage: Retail, Food, Drink and Entertainment Uses.

The site is subject to the following policy designations:

- Finchley Road and Swiss Cottage Town Centre; and
- Belsize Park Conservation Area.

Camden Council's planning policy has been considered and those policies set out below are of relevance to the application proposals:

- Policy A1 Managing the impact of development;
- Policy A3 Biodiversity
- Policy D1 Design; and
- Policy D2 Heritage.

### **Planning Assessment**

#### **Principle of Development**

Given the temporary nature of the portable cabins and the fact that they are required to provide temporary teaching space whilst Phase 5 of the redevelopment of the wider site is ongoing, it is considered necessary to note the benefits that will arise from the wider redevelopment:

- Continued investment by The Royal Central School of Speech and Drama in its campus to ensure its students benefit from state of the art facilities in order to ensure that it maintains its world class reputation to attract the best talent and produce the best alumni.
- The approved scheme will enhance the setting of the Belsize Park Conservation Area by redeveloping the existing detrimental Studio 1 temporary building with a new high-quality design

which reflects the surrounding context and the site's relationship with the Conservation Area in terms of design and materials.

### **Visual Impact and Impact on Conservation Area**

Policy D1 (Design) requires all developments to be of the highest quality design and to consider a number of factors including the character, context and the form and scale of neighbouring buildings. The portable cabins are considered to be practical in appearance given their temporary nature and appropriate given the context of their location and the building which they are located in proximity to, particularly the existing Norman Collins Building. Given the temporary nature of the proposals and their use to enable teaching to continue on the site whilst the Phase 5 redevelopment of the site is undertaken, the design of the cabins is considered to be appropriate and acceptable.

As set out above, part of the application site is within the Belsize Park Conservation Area and Policy D2 (Heritage) seeks to maintain the character of Camden's conservation areas. The cabins have minimal impact in the Conservation Area with the two storey element falling outside of the Conservation Area boundary. Additionally, the portable cabins have been located so that they are grouped with the existing Norman Collins Building, which is of a similar design, scale and construction. Existing vegetation also assists in screening the development. Given this and the temporary nature of the application, the impact of these on the Conservation Area has been minimised.

The portable cabins are temporary in nature and are only required whilst the Phase 5 redevelopment of the wider site is under construction which, once complete, will bring significant benefits in terms of visual impact. This is a material consideration in the determination of this current application and it is therefore considered that the impact of the portable cabins on the Conservation Area is acceptable in this context.

### **Residential Amenity**

Policy A1 (Managing the Impact of Development) sets out the council will seek to protect the quality of life of occupiers and neighbours. It states that Camden will grant permission for development unless this causes unacceptable harm to amenity. Part (b) of the policy states that the Council will "*seek to ensure the development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of the local areas and communities*". In considering the proposals, it must be noted that the RCSSD provides a key function to the local community and the provision of the temporary cabins will be crucial to the continued use during the construction period of the wider development.

In addition, this policy also notes that the Council will protect the amenity of the Council's residents. The portable cabins are not located in close proximity to any residential or other sensitive uses that may be adversely affected by issues such as overlooking, or noise associated with the development. Additionally, the scale of the development that surrounds the application site and the location of portable cabins ensures that these cannot be considered as overbearing in any way. Since the erection of the cabins in 2017, it can be confirmed that there have been no complaints to date from neighbours.

### **Trees**

The Council seeks the protection of biodiversity across the Borough through the retention and protection of tree and vegetation. Policy A3 states that the Council will "*resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation*". The retention of the existing portacabins for a further temporary period will not have any adverse impact on landscaping and biodiversity.

### **Summary**

Given the information set out above, the application proposals for continued temporary consent for portable cabins is considered to be acceptable.

I therefore trust that the above and enclosed are self-explanatory, but should you require any further information in order to allow your full consideration of this application, I would be grateful if you could contact me at the earliest opportunity and prior to the determination of this application.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Yours faithfully



**Tom Matheou Mplan**  
Graduate Planner