

Mr David Lillico
Portakabin Ltd
Portakabin Ltd
141 Hinckley Road
Coventry
CV2 2QL

Application Ref: **2018/3126/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 August 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:
Variation of condition 1 (approved drawings) and condition 2 (time limit) of listed building consent granted on 22/01/2018 under ref: 2017/6124/L for the temporary erection of 2 x linked Portakabin buildings to north-east corner of site for use as office facilities until 31 October 2018; namely, to extend the time limit until 31 October 2019 and amend the layout of the Portakabins so that they are stacked on top of each other.

Drawing Nos: TSTW220153860 REV B, drawing titled 'Elevation of Portakabin Buildings' dated 19.06.2018, Design and Access Statement received 25.06.2018

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 carried out in accordance with the following approved plans: TSTW220153860 REV B, drawing titled 'Elevation of Portakabin Buildings' dated 19.06.2018, Design and Access Statement received



25.06.2018.

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 2019 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 policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

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.

Permission is also sought to move the portakabins so that they are stacked on top of each other rather than side by side. The visual impact of this is considered limited when compared to the previously-approved arrangement, and would not cause greater harm to the setting of the listed building.

The renewal of the temporary permission for another year while the works are completed is considered acceptable; however, the structure is not one the Council is prepared to approve other than for a limited period due 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.

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

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.

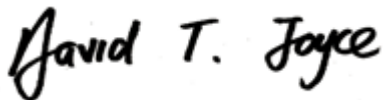
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2018.

- 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 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.
- 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.

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