

Application ref: 2018/3167/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 10 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Bidwells
Bidwells
25 Old Burlington Street
London
W1S 3AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Royal Central School Of Speech And Drama
62-64 Eton Avenue
London
NW3 3HY

Proposal: Erection of 1x single storey and 1x two storey portable cabins within a D1 use site for an additional temporary period of 1 year (Retention).

Drawing Nos: Cover letter dated 05/07/2018; CSD 701; CSD 702; HD/6902/02 Rev B; TSSSED220135476; GE0001 Rev X.

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 carried out in accordance with the following approved plans:

Cover letter dated 05/07/2018; CSD 701; CSD 702; HD/6902/02 Rev B; TSSSED220135476; GE0001 Rev X.

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

- 2 The structures hereby permitted are for a temporary period only and shall be

removed on or before 11 September 2019.

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

Informative(s):

1 Reasons for granting permission:

Previous temporary permission for 2 years has been granted 22/09/2016 under application ref. 2016/4098/P for the same development. This permission will expire on 22/09/2018 and the current proposal seeks for the cabins to be retained on site for an additional year (until Sept 2019).

The proposed retention of portable cabins are to provide a temporary education facility while works take place upon the demolition and subsequent redevelopment of part of The Royal Central School of Speech and Drama. The applicant has demonstrated that the temporary structures are required due to the late running of the development program for the phase 5 works. Once this phase has been completed, the cabins will no longer be required and will be removed. As the portable cabins are to be retained on site for another 12 months only, it is considered that their location, bulk, scale and detailed design would not cause harm to the appearance of the host site, streetscene and the character of wider conservation area.

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 2013.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

2 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.

3 Your proposals may be subject to control under the Building Regulations

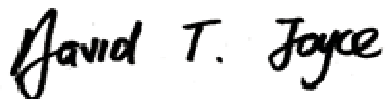
and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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