

Application ref: 2018/3007/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 26 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

Quadrant Town Planning Ltd
The Office
14 Harcourt Close
Henley on Thames
RG9 1UZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Regents Park Centre
Longford Street
London
NW1 3HB

Proposal:

Installation of timber fencing mounted on existing brick wall along Wybert Street and northern boundary, installation of replacement 2.2m steel and timber entrance gate, creation of new bike stand area, replacement and enlargement of the buggy park enclosure, installation of new 2.5m canopies all in association with new outdoor space for the nursery use.

Drawing Nos: Site location plan; 011; 100 rev A; 120; 121; 122; D001; Covering letter produced by Quadrant Town Planning dated 25th June 2018

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external fencing and entrance gates shall be painted in a colour that resembles, as closely as possible, that of the existing brickwall (dark grey), unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 011; 100 rev A; 120; 121; 122; D001; Covering letter produced by Quadrant Town Planning dated 25th June 2018

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

- 4 The sheffield cycle stands for 4 cycles shall be installed in accordance with the details shown on approved drawing no. 100 rev A and shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal includes the installation of 2.2m high fence within the northeast part of the site to demarcate the boundary of the ancillary nursery play area. The proposal would also include the replacement of 1.05m high chainlink fence with 1.15m high timber fence on top of the existing 1.25m brick wall on sections

of the western boundary along Wybert Street and the northern boundary that is adjacent to a pedestrian footpath and southern boundary of Bucklebury House to the north.

The replacement boundary treatment would be similar in height to the existing and would introduce a consistent boundary treatment by replacing the 1.25m entrance gates with 2.2m high steel and timber gates along Wybert Street. A condition would be attached to ensure that the new timber fencing would match the colour of the brickwall below. The proposed fencing would prevent any overlooking into the nursery play area from public vantage points along Wybert Street and part of the pedestrian footpath to the north.

Two 2.5m high canopies would be installed within the newly created play area to provide cover and protection for the users of the nursery. Only limited views of the top sections of the canopies would be possible from the nursery entrance, and from longer views from Wybert Street that would not be considered harmful to the character or appearance of the streetscene.

As such, the proposed alterations are considered to be appropriate in terms of design, scale, colour, location, and materials to be used and would not detract from the character and appearance of the streetscene, in accordance with Council policies and guidelines, and are therefore considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

There are no amenity concerns given the location and that the proposal represents only minor alterations to existing railings.

The proposal would include the creation of a cycle parking area for 4 cycles. There is no policy requirement for the provision of any additional cycle parking spaces however the plans show that Sheffield stands would be installed which is welcomed and considered acceptable. A condition would be attached to ensure the design of the cycle stands is in line with the approved drawings.

As such, the proposal is in general accordance with policies A1, D1 and T1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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

David T. Joyce

David Joyce
Director of Regeneration and Planning