

Application ref: 2018/5597/P
Contact: Charles Thuaire
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Development Management
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Sara Parkinson
Broadway Chambers
2 Broadway
Stratford
London E15 4QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**lawn to north of The Charlie Ratchford Centre
Belmont Street
London NW1 8HF**

Proposal:

Erection of 6 portacabins in double decker arrangement with external access stairs, plus removal of part of the railings on Crogsland Road frontage and replacement with new secure access gate and erection of hoarding around site periphery, for use as a temporary site construction office for a period of 2 years in association with the construction of the new extra care scheme at Crogsland Road granted planning permission on 7.7.16 ref 2015/0921/P (for Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre on the ground floor and 38 extra-care residential flats on the upper floors, plus roof terraces, communal gardens and minibus parking).

Drawing Nos: AA4796C- 2101, 2102, 2103, 2104, 2105, 2106

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 The development hereby permitted shall be carried out in accordance with the following approved plans- AA4796C- 2101, 2102, 2103, 2104, 2105, 2106

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

- 3 The structures hereby permitted are for a temporary period only and shall be removed on or before 1st February 2021.

Reason: The type of structures are not such as the local planning authority 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the complete removal of the portacabins hereby approved from the site, details of replacement tree planting on the overall Charlie Ratchford Centre (Belmont Street) site, including their species, position and size, shall be submitted to and approved by the local planning authority in writing. The replanting shall be carried out in accordance with the approved details by not later than the end of the planting season following removal of the portacabins. Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 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 6 portacabins are typical contractors' site offices installed in a double decker stacked arrangement. They are needed for a period of 2 years for the construction of the new replacement Council day care centre and flats opposite the existing Charlie Ratchford Centre in Belmont Street, as granted planning permission on 7.7.16 ref 2015/0921/P. Due to the constraints of the development site, it is not possible to accommodate the site offices within this application site boundary, hence a spare area of open land on the other side of the road is being used.

The site in question comprises a lawn with 3 small thorn trees and low perimeter brick wall sited between a single storey day care centre and a large postwar estate of blocks of flats. No objections are raised to the principle of the cabins and associated boundary hoardings as they are required for essential construction work on an associated site opposite and are only temporary for 2 years. Although utilitarian in design, these are acceptable in the context of their intended temporary use and of the immediately surrounding townscape which has a varied and undistinguished character. The lawn appears unused and inaccessible and its temporary loss is acceptable.

The 3 trees have low amenity value but, once the cabins are removed, replacement planting will be required on the overall Charlie Ratchford Centre site which is itself due to be redeveloped by the Council in the future. The details of their location, number and species will be secured by condition.

There will be no harm to adjoining residential amenity by reason of loss of light, outlook or noise.

No objections have been received prior to making this decision. 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 A1, A2, A3 and D1 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 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 2018.

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