

CONSULTATION SUMMARY

Case reference number(s)

2019/3312/P

Case Officer:

Kristina Smith

Application Address:

1 Rochester Square

London

NW1 9SD

Proposal(s)

Variation of condition 2 (temporary use) of planning permission approved on 14/07/2016 under ref: 2016/2808/P (as amended under ref. 2017/2623/P dated 26/06/2017 and again under ref. 2018/2951/P dated 08/08/2018) for the temporary installation (for a period of 12 months) of two accommodation units for property guardians to secure the site and prevent future unauthorised occupation; namely to extend the time limit from 14 July 2019 by one year to 14 July 2020.

Representations

Consultations:			No. of responses	4	No. of objections	1
					No of comments	0
					No of support	3

Summary of representations

(Officer response(s) in italics)

One local resident has objected to the application on the following grounds:

- Adverse visual impact – units are ugly and no aesthetic relationship to the conservation area.
- Dubious as to whether the units the best way to prevent illegal occupation – restoring and maintaining the square would be a better way to do this.
- Permission should come with legally binding requirements to improve

square.

Officer response: It is accepted that the units do not preserve the character and appearance of the conservation area; however, they remain temporary in nature and reversible. Future plans for the Square are progressing between the applicant and the Council and the units are considered to be an appropriate means to ensure security of the area during this process. A legally binding agreement to ensure restoration work takes place is beyond the remit of the planning process.

Three local residents wrote in support of the application, noting that the presence of the units has made the area feel safer and the property guardians are peaceful and respectful.

Recommendation:-

Grant Variation of Condition application