

Application ref: 2019/4416/P  
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Date: 11 November 2019

**Development Management**  
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Deloitte Real Estate  
1 New Street Square  
London  
W1T 1NS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Woburn Square**  
**London**  
**WC1H 0AQ**

Proposal:  
Temporary installation of security cabin and associated road layout changes for a period of up to one year to allow for trial of upgraded management arrangements

Drawing Nos: 3147-0210 P1; 3147-0211 P1; 3147-0212 P1; 3147-0213 P1

Supporting: Covering Letter prepared by Deloitte (dated 30/08/19); Draft Management Plan prepared by UCL; Design and Access Statement prepared by Architon LLP (ref.3147-D03).

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: 3147-0210 P1; 3147-0211 P1; 3147-0212 P1; 3147-0213 P1

Supporting: Covering Letter prepared by Deloitte (dated 30/08/19); Draft

Management Plan prepared by UCL; Design and Access Statement prepared by Architon LLP (ref.3147-D03).

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

- 2 The temporary structure hereby approved shall be removed from the site and the site made good by no later than 1 year from the date of this permission.

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 and impact upon the setting of the adjacent listed buildings and the wider conservation area. The permanent retention of the structure would therefore be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

Temporary permission is sought for the installation of a security cabin to an area of private (unadopted) road adjacent to Woburn Square gardens. This would facilitate the trial of a new system that seeks to stop unregulated parking within the area and to better manage vehicles exiting the good ramp from 20 Bedford Way (IoE) to the rear. The existing steel gate is to be re-used and movable road barriers are used as part of the temporary solution, meaning that at this stage permission is only required for the security hut. At the time of writing the cabin had recently been installed.

The area is not a through road for vehicles and is used for off street parking. It does however form an important North/South link for pedestrians and cyclists and is designated as a part of the 'Silver Jubilee Walk'. It is also close to the junction with the Torrington Place cycle path. Under the trial arrangement, the existing gate would remain open meaning that cyclist access through would not be impeded. Similarly pedestrian movement would be unimpaired. The works would result in a net reduction in off street parking spaces (which is encouraged) and the spaces that are retained would be reserved for UCL staff and servicing requirements, rather than for the general public. The works would therefore help to discourage the use of private vehicular transport by reducing availability of off-street parking spaces. The proposal would also act to improve the highways safety of the area by avoiding double parking and resulting conflicts with servicing and delivery vehicles. The Council's Transport officer therefore does not object to the proposed layouts/changes sought.

The site is located within the Bloomsbury Conservation Area (CA) and helps to form the setting of numerous designated heritage assets including 55-59 Gordon Square (GII); 10-18 Woburn Square (GII); and the listed terrace of 47 - 53 Gordon Square (GII) on the Northern side of the street. In addition, the adjacent gardens of Woburn Square and Gordon Square are designated as public open spaces and are listed in the London Squares Preservation Act 1931.

The existing cabin in situ is of low quality, utilitarian appearance. Given the siting of the cabin within the setting of adjacent listed buildings and gardens and prominent position within the CA, this structure is visually obtrusive, of a poor aesthetic quality and harmful to the aforementioned heritage assets. However, it is noted that permission is sought for a period of up to 12 months only and it is the intention of UCL to develop a formal scheme with a new cabin with bespoke design if the trial is a success. With this in mind, whilst the development would be unacceptable if permanent, on a temporary basis (for up to 12 months or until the approval of a formal replacement - whichever is sooner) this harm would not be applicable as the structure will be removed after consent elapses. On this basis the development is acceptable, subject to a condition that the structure is removed after the temporary period.

The works would not result in any loss of amenity to neighbouring residents.

No objection comments were received in relation to the development. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as the setting of adjacent listed buildings and protected gardens, under s.66 and s.72 of the 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 G1, A1, A4, D1, D2, CC5 and T1 of the Camden Local Plan 2017. The development also accords with the London Plan 2016 as well as the NPPF 2019

- 2 You are advised that should the temporary cabin hereby permitted not be removed and the site made good within 1 years of the date of this decision, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer