

Application ref: 2019/5568/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 22 December 2019

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

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

WSP Indigo
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Calthorpe Community Garden
258-274
Gray's Inn Road
London
WC1X 8LH

Proposal: Demolition of existing workshop and portacabin, erection of a replacement temporary workshop and clubhouse, relocation of sports pitch, alterations to vehicular access from Gray's Inn Road, with associated landscaping arrangements.

Drawing Nos: (0541-PLI-ZZ-ZZ-DR-L-)0001 Rev PL03; 0002 PL05; 0006 PL02; 0008 Rev PL02; 0011 Rev PL02; 0013 Rev PL02, Arboricultural Survey dated October 2019, Design and Access Statement, Preliminary Ecological Appraisal dated August 2019.

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 workshop and club house hereby approved shall be removed in their entirety by no later than 31st December 2022 and the relevant areas reinstated.

Reason: To safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: (0541-PLI-ZZ-ZZ-DR-L-)0001 Rev PL03; 0002 PL05; 0006 PL02; 0008 Rev PL02; 0011 Rev PL02; 0013 Rev PL02, Arboricultural Survey dated October 2019, Design and Access Statement, Preliminary Ecological Appraisal dated August 2019.

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

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974

4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

4 Reasons for granting permission

The Calthorpe Community Garden (CCG) is a charitable organisation that provides numerous facilities and support to those who live work and study in Camden and the surrounding area. The site has been active in its current form since 1984 and is an Asset of Community Value (ACV). CCG is adjacent to the Eastman Dental Hospital (EDH) site, which has a recent application (that has a resolution to grant) for a new neurology and dementia research centre and academic space (ref. 2019/2879/P). In order to deliver the development at EDH in the safest and most efficient way, the contractor is going to access a strip of land within CCG. This planning application seeks the temporary relocation of those facilities that are adjacent to the boundary with the existing building at EDH to be demolished, predominantly including a workshop and portacabin. The objectives for the works (as part of this application) seek to minimise the disruption to CCG (and ensure they remain open and viable). Permission is sought for a temporary period of three years while the construction activities take place adjacent to the boundary of CCG who are also considering their own longer term enhancements.

The proposal includes a replacement workshop and materials store, in a corrugated steel garage-type structure which would sit on an existing concrete slab. It's footprint is approximately 3 x 6 metres with a ridge height of 2.1 metres. A new meeting room/garden building (club house) would be erected to replace an existing portacabin (which previously had temporary permission under 2015/6731/P. The club house would be located in a central location within the gardens to take advantage of the views and provide easy access and visibility. It would have a footprint of 4.2 x 10 metres and be constructed off-site. The building would be insulated and double glazed for occasional use.

Given the size, location and temporary nature of the proposed development, it would not have an adverse impact on the character and appearance of the Bloomsbury Conservation Area. The proposal would not result in any neighbouring amenity issues, including loss of light, overshadowing or overlooking.

The site's planning history was taken into account when coming to this decision. No objection was received as a result of the statutory consultations.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposed development is in general accordance with policies G1, C1, C2, A1, A2, A3, D1, D2 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 2019.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer