

Application ref: 2020/4271/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 30 November 2020

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

JLL
30 Warwick Street
London
W1B 5NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Mortimer Market Centre
Capper Street
London
WC1E 6JB

Proposal: Erection of lung health check unit on the car park area to the rear of the Mortimer Market Centre for a temporary period of 12 months.

Drawing Nos: SP02-MORNHS02 A, SP01-MORNHS02 B, SP01-MORNHS01 B, SP02-MORNHS01 A, Cover Letter dated 18/08/2020, 4160 Rev C.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The building/structure hereby permitted is for a temporary period only and shall be removed on or before 30/11/2021.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 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 policy D1 and D2 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: SP02-MORNHS02 A, SP01-MORNHS02 B, SP01-MORNHS01 B, SP02-MORNHS01 A, Cover Letter dated 18/08/2020, 4160 Rev C.

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

Informatives:

- 1 Reasons for granting permission.

The application site is located on land to the rear left hand side of The Mortimer Market Centre, which is an NHS clinic. The land is in private ownership and is currently used to provide 7 car parking spaces for the clinic and surrounding NHS services.

The current proposals seek to occupy 6 of these spaces to accommodate an articulated trailer that will house a lung health check unit as part of a lung cancer study for the adjacent Rayne Institute (which is part of UCL) for a temporary period of 12 months. The trailer would be a single storey structure comprising a small waiting area, 3 consultation rooms, a WC and small kitchen area.

The proposed trailer would appear as a simple, single storey portacabin structure of an acceptable size and scale for this location and would have limited visibility from the public realm, however due to its appearance it would not be acceptable as a permanent installation. Therefore in order to avoid harm to the character and appearance of the The Mortimer Market Centre and the surrounding conservation area it is considered essential that it is granted permission for a limited time only. This would be secured by condition.

The application site is surrounded by medical buildings and its size, scale and location would ensure no harm is caused to neighbouring residential amenity in terms loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1, and C1 of the Camden Local Plan 2017. The proposed development also accords with Land Use Principle 6 of the Fitzrovia Area Action Plan 2014, the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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).

- 3 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.
- 4 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.

- 5 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer