

Application ref: 2020/3194/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Email: [Charlotte.Meynell@camden.gov.uk](mailto:Charlotte.Meynell@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Portakabin Ltd  
Portakabin Ltd  
141 Hinckley Road  
COVENTRY  
CV2 2QL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Fairfield Play Centre**  
**Mary Terrace**  
**London**  
**NW1 7LR**

Proposal: Retention of existing portacabin for use as ancillary office for existing children's nursery for a period of three years.

Drawing Nos: DLPACELBP; DQ2690 Rev. D; Design and Access Statement (prepared by Portakabin Ltd).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The building hereby permitted is for a temporary period only and shall be removed on or before the date 3 years from the date of this permission.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: DLPACELBP; DQ2690 Rev. D; Design and Access Statement (prepared by Portakabin Ltd).

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

Informative(s):

1 Reasons for granting permission.

The proposal involves the retention of the previously approved temporary portacabin within the playground, for an additional three years. The portacabin would continue to be used as an ancillary office for Fairfield Play Centre, which is required due to lack of adequate office space within the main building to cater for the existing needs of the facility, and as the envisaged comprehensive redevelopment of the site to include a new modern play centre by the Council's Community Investment Programme has been delayed.

Although the site is located within the Camden Town Conservation Area, given the positioning, size and temporary nature of the proposal and the fact that the works would be entirely reversible, the development is considered to preserve the character and appearance of the conservation area. The additional length of time for their retention by another three years would not cause any additional harm to the character of the area.

Due to the location and nature of the proposals, the development is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

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

No objections were received prior to the determination of this application. One comment from the Camden Town CAAC was received noting that the charity should be encouraged to apply for funding through HS2 for a replacement building on site. 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, C2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021; 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer