

Application ref: 2021/0838/P  
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Mr Eric Wragge  
Rochester Square  
1 Rochester Square  
London  
NW1 9SD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Rochester Square**  
**1 Rochester Square**  
**London**  
**NW1 9SD**

Proposal: 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, ref. 2018/2951/P dated 08/08/2018 and ref. 2019/3312/P dated 16/08/2019) 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 2020 by one year to 14 July 2021.

Drawing Nos: Application form received on 23/02/2021

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: "Position of accommodation units - primary locations" and "Position of accommodation units - secondary locations", received 29/06/2016, site location plan received 18/05/2016 and proposed accommodation unit specifications received 03/06/2016.

- Reason: For the avoidance of doubt and in the interest of proper planning.
- 2 For the purposes of this decision, condition no.2 of planning permission 2019/3312/P dated 16/08/2019 (as an amendment to planning permission refs: 2016/2808/P dated 14/07/2016, 2017/2623/P dated 26/06/2017 and 2018/2951/P dated 08/08/2018) shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted is for a temporary period only and shall be removed on or before 14/07/2021 and the land made good thereafter.

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. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 3 The two temporary accommodation units must not be installed in the secondary position for more than 10 days at a time, up to a maximum period of 30 days across the year.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017

#### Informative(s):

- 1 Reason for granting permission:

The proposal involves the retention of the two previously approved temporary accommodation units for an additional 12 month period. The units would continue to be used by property guardians to secure the site and prevent future unauthorised occupation. The units would be located on the south western side of the square for the majority of the time, and moved to a secondary position on the north western side when necessary for periods of 10 days at a time, up to a maximum of 30 days during the year.

Although the units would be installed within Rochester Square, an area of designated open space, given the temporary nature of the units and their use, it is considered that the proposal would not be detrimental to the open space provision within the area nor result in any long term loss of open space. The development accords with the London Squares Preservation Act (1931) as the units are necessary for security and maintenance purposes. The additional length of time for their retention by another year would not cause any additional harm to local amenity or the character of the area.

The units have successfully secured the site against unauthorised squatting, and they are required for an additional year before long term works to permanently secure the space are agreed with the Council and commenced. Although the site is located within the Camden Square Conservation Area, given the 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.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy,

No responses have been received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. 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 2013.

As such, the proposed development is in general accordance with policies A1, C5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer