

Application ref: 2021/5840/P
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Date: 15 February 2022

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

Phone: 020 7974 4444

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

The Embassy of the Republic of Poland
47 Portland Place
London
W1B 1JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**9-13 Lancaster Grove
London
NW3 4EU**

Proposal:

Demolition of existing timber outbuilding in rear garden.
Drawing Nos: 0001_Location Plan, 0002, Planning Statement

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 development hereby permitted shall be carried out in accordance with the following approved plans: 0001_Location Plan, 0002, Planning Statement

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

- 3 Prior to commencement of works, a method statement for a precautionary working approach to demolition should be submitted to the Local Planning Authority and approved in writing. This shall include details of the duration of the works, the proposed site working hours, the type and size of the vehicles required, a plan indicating where the vehicles would load and unload from, the route of the construction vehicles to and from the site, details on how equipment and materials would be transferred between the vehicles and the site, details on how to ensure the safety of the staff and details on how to keep the public footway clear from obstructions.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the demolition of a timber school outbuilding located in the rear garden of the Polish Embassy School. The outbuilding was granted on 29/03/1988 (under ref. PL/8703240) and a condition attached to the permission stated that the building shall be permanently removed when the premises are vacated.

The timber outbuilding has reached the end of its useful service life and has been deemed no longer fit for purpose. As per the condition attached to permission PL/8703240, the building is now ready for demolition.

Policy CC1 of the Camden Local Plan 2017 states that proposals involving substantial demolition should demonstrate that it is not possible to retain and improve the existing building. A condition survey was undertaken and stated that the building is in a dilapidated state of disrepair and is beyond its useful service life. The building therefore has no reason to be retained or improved, and thus the proposals are acceptable.

A condition has been attached requiring details of a demolition method statement to be submitted to and approved by the Local Planning Authority in order to protect local highway conditions and amenities of local residents and occupiers.

The proposal is considered to preserve and indeed enhance the character and appearance of the conservation area. 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, CC1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer