

Application ref: 2022/3857/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 27 October 2022

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

Phone: 020 7974 4444

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

Crafted Architecture and Planning Ltd  
384 St Anns Road  
London  
N15 3ST

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Land adj to entrance to  
Monica Shaw Court  
31 Purchase Street  
London  
NW1 1EY**

Proposal:

12 month extension to permission Ref: 2021/4831/P (Temporary protective hoarding to Brill Place elevation) to provide permission until 29 November 2023.

Drawing Nos: 328\_001\_B; 328\_002\_B; 328\_003\_B; 328\_005\_B; 328\_006\_A;  
328\_102\_B; 328\_103\_B.

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: 328\_001\_B; 328\_002\_B; 328\_003\_B; 328\_005\_B; 328\_006\_A; 328\_102\_B; 328\_103\_B.

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

- 2 The hoarding hereby permitted is for a temporary period only and shall be

removed on or before 30th November 2023. At this time the hoarding shall be removed in its entirety and the land made good unless otherwise agreed in writing by the Local Planning Authority.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application relates to a temporary plywood hoarding which has been erected on the Brill Street elevation of the site at ground floor level adjacent to the pavement. The hoarding was permitted under planning permission 2021/4931/P for a temporary period until 01/12/2022 for security purposes around the entrance to the building. Permission is sought for an additional 12 month period which will give time to consider a permanent solution as this is taking longer than initially envisaged. The hoarding is 1.9 m high and constructed from plywood painted blue to match the ground floor elevation on Brill Street.

Given the temporary nature of the proposals it is not considered to cause permanent harm to the appearance of the building or the street scene. The application includes a statement to indicate that the hoarding will display local artwork and a photo of the current artwork on the hoarding has been submitted. For an additional one year period the hoarding and its artwork would not harm the appearance of the townscape.

The development would not cause harm to neighbour amenity in terms of light, privacy or outlook. The siting does not prejudice the safety or efficiency of the adjacent pavement or carriageway.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Given the temporary nature, the proposed development is in general accordance with policies G1, A1, D1, T1 and T3 of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://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.

- 4 Please note that, due to the temporary nature of the hoarding, a further extension of planning permission is unlikely to be granted, unless there are exceptional circumstances.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer