

Application ref: 2022/5263/P
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Date: 17 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk

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Planning Insight
12-18 Theobalds Road
London
WC1X 8S

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Land adjacent to St Aloysius R.C. Church and the Prince Arthur Public House
Eversholt Street
London
NW1 1BX**

Proposal:

The erection of temporary structure for a mixed use coffee shop (Class E) and art gallery (Class F).

Drawing Nos: A0010; A1000; A1011; A1101; A1102; A1103; PA-1-3000; PA-1-3101; PA-2-3000 REV01; PA-2-3011 REV01; PA-2-3101 REV01; PA-2-3102 REV01; PA-2-3103 REV01; PA-2-3111 REV01; P0801 and Design & Access Statement by Patalab dated Architecture dated May 2023 (REV01).

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: A0010; A1000; A1011; A1101; A1102; A1103; PA-1-3000; PA-1-3101; PA-2-3000 REV01; PA-2-3011 REV01; PA-2-3101 REV01; PA-2-3102 REV01; PA-2-3103 REV01; PA-2-3111 REV01; P0801; Design & Access Statement by Patalab dated Architecture dated May 2023 (REV01).

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

- 3 The structure hereby permitted is for a temporary period only and shall be removed on or before 31st May 2028.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application is for temporary cabin structure at the corner of Eversholt Street and Phoenix Road, located within the Boundary of St Aloysius R.C Church. It is in the form of a single storey cabin for the use as a Coffee Shop (Class E) and Art Studio (Class F.1) containing space to showcase artwork for the local community. It is proposed that any permission will be for 5 years and be removed by the end of May 2028.

The site was a former car park that was previously used as external seating area for the Prince Arthur Public House; the agent confirmed that the land is currently vacant. The temporary structure would consist of shipping container, constructed with openable shutters, canopy and frames for interchangeable artwork. Essentially the design rationale would provide an active frontage that would invite glimpses of the displays behind the shutters whilst the retractable canopies would provide some shelter from the elements for prospective customers. The proposed space would be used to showcase art, with strong links to local institutions.

The site is located within the Euston Area Plan and the Supplementary document requires that new development should promote design that provides social, economic and environmental objectives which are the main aims of this proposal, by providing social and cultural well-being, employment opportunities for local people and making efficient use of land. The cabin would also provide a 'coffee station' with internal and external seating. This usage would be little different from the previous use here as a seating area for the pub. The use would not affect the viability of the adjoining public house. It would also support small businesses. Thus the landuse concept here is considered acceptable.

The structure using a shipping container has an interesting innovative design when opened that would enliven the streetscene at this corner. However it would not be considered acceptable if it were a permanent feature on account of its prominent location, setting and the longterm wear of such structures.

However this structure is intended to be temporary and reversible therefore the proposal would not have a harmful impact on the character or appearance of the wider area and streetscene. A condition is imposed to ensure it is temporary for 5 years and removed by the end of May 2028.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy or noise disturbance.

Two objections and one comment were received following public consultation. These and the site's planning history were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies E1, A1 and D1 of the London Borough of 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements)

(England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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