

Mr Jason Pritchard
EdgeDesignWorkshop Ltd.
Edge Design Workshop
07 Royal Well Place
Cheltenham
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Application Ref: **2015/2931/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

16 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Granary Building
1 Granary Square
London
N1C 4AA

Proposal:
Erection of pre-fabricated room ('Futuro House') at third floor terrace of Granary Building for a temporary period of 18months.
Drawing Nos: 1300_300; 301; 302; 303; 304; 305; 306; 307; 308; 309; 310

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: 1300_300; 301; 302; 303; 304; 305; 306; 307; 308; 309; 310

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

- 4 The works hereby approved shall be removed in their entirety by no later than 16th January 2017 and the terrace reinstated.

Reason: To safeguard the appearance and character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

Permission is sought for the erection of a temporary structure at the third floor terrace of the Granary Building for a period of 18 Months. The structure would be used as an additional venue for talks, discussions, lectures, exhibitions and screenings in an ancillary capacity to the existing uses of the Central St Martins School of Arts.

The structure is a pre-fabricated piece of 1960s Architecture known as 'The Futuro House' designed by Finnish Architect Matti Suuronen, less than 100 examples of the structure remain worldwide. The structure is elliptical in form and has an area of approx. 19sqm, it is raised off the ground by legs and is constructed from fibreglass.

The structure is considered to be acceptable, it would not be overly visible from the public realm given the height and size of the terrace, nonetheless the design is considered to reflect the creative uses of the college and being temporary and not affixed to the building it is not considered to harm the character or appearance of the listed building or wider Regent's Canal Conservation Area.

There would be no amenity issues as a result of the proposal as there are no residential properties in the immediate vicinity.

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

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment