

Mr Paddy Screech  
c/o 26 Langaton Lane  
Pinhoe  
Exeter  
Devon  
EX1 3SP

Application Ref: **2016/1250/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

4 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Wharf Road  
King's Cross  
London  
N1C**

Proposal:  
Mooring of a bookbarge (Class A1) on Regent's Canal for the sale of second hand books.  
[Retrospective]  
Drawing Nos: Design and Access Statement (Revised 10/11/2017); Site Location Plan;  
Proposed Elevations.

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: Design and Access Statement (Revised 10/11/2017); Site Location Plan; Proposed Elevations.

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

- 3 The development hereby permitted is for a temporary period of 3 years only and shall cease on or before the end of 3 years from the date of this decision at which time the 'book barge' shall no longer operate as an A1 use class, unless an extension of the 3 years or permanent mooring is granted.

Reason: The Local planning authority would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the permanent mooring of a boat on the Regent Canal by Granary Square, called the 'Bookbarge' which is selling, as its name indicates, books.

The applicant originally sought a permanent permission for the mooring of the bookbarge. However it is felt that, being a new concept and use to be introduced on the canal, it would be best to grant a temporary permission of 3 years initially, to be reviewed closer to its expiry in view to consider a permanent permission.

The site's planning and appeal history has been taken into account when coming to this decision. An objection has been received following the statutory consultation, namely that a permanent mooring for a commercial use would reduce capacity for residential mooring, and would open the flood gates to any business narrowboat. It is felt that the introduction of this A1 use class is not to be perceived as setting a precedent for further similar proposal to set up along the canal. Each applications have to be assessed on their own individual merit. And permission being granted in this particular case may not be suitable in others. The bookbarge does bring a benefit of 'community gathering' and easy access to the world of words. It is proving already a very popular attraction which has also received very positive reviews in the press. It is therefore considered that the presence of the bookbarge to enhance the public's experience of the canal, Granary Square and Kings Cross as a whole.

Policy TC5 which states that 'small shops, often run by independent traders and providing specialist shopping, help to sustain the diversity, vibrancy and character of our centres. Many residents have expressed support for measures to encourage small shops and initiatives to encourage and promote retail diversity and entrepreneurialism in the borough.' The proposal is not only independent but also

unique in his delivery of book selling, and as such is considered to be acceptable and will enhance the character of the surrounding area and of Regent Canal.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and 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 and 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 G1, E1, A1, D2, TC5 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

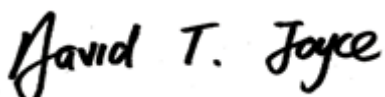
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 The applicant/developer is aware that the proposal requires an agreement with the Canal & River Trust, and they are in contact with the Canal & River Trust's Boating team regarding the required agreement.

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



David Joyce  
Director of Regeneration and Planning