

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

14 March 2018

Dear Sir/Madam

FULL PLANNING PERMISSION FOR A TEMPORARY USE THE BRITISH LIBRARY, 96 EUSTON ROAD, LONDON, NW1 2DB

A Full planning application has been prepared and submitted via the planning portal (Reference: PP-06799212) on behalf of The British Library. The application seeks Full planning permission under the Town and Country Planning Act 1990, at The British Library, 96 Euston Road, London NW1 2DB for the following:

“Erection of a marquee structure to provide temporary event space within the British Library’s piazza for a period of 8 weeks.”

The Applicant has acknowledged that The British Library is Grade I listed, in accordance with Historic England’s listing records, so has therefore cautiously considered national and local planning policy to ensure no substantial harm will be caused to the listed building.

Proposal

Due to the increased level of public interest in the work and cultural programme of the British Library, it is proposed for a marquee to be erected within the piazza, to provide temporary event space.

The piazza is located within the central area of the British Library surrounded by the main building, as shown on the Location Plan (Drawing No. BL/000/200/SP/A1/01). The Piazza comprises an area of open space which is used for the enjoyment of visitors to the Library and as a cut through for members of the public, to get to surrounding locations.

The proposal will enhance the service offer of the Library, offering an opportunity for visitors to engage in talks and small performances about the collections of the Library. The proposal provides a positive opportunity to enhance the usability and enjoyment of the open space.

The marquee will be erected for a total of 8 weeks, with an anticipated time period of the 1st May 2018-27th June 2018. During this time, the marquee will operate during licencing hours, with maximum planned hours of operation during the hours of 09:00-22:00 on any given day.

This proposed use has been provided within the piazza in previous years by the British Library, but for a shorter period of time. Images of the marquee from last year are provided within the supporting Design and Access Statement. Given the success of this use in previous years, the British Library now wishes to extend the period

of time that the service is available for visitors, as this proposal is for more than 28 days the need to apply for planning permission is acknowledged.

Structure Specification

The positioning and size of the marquee has been carefully considered, given the sites designation and surrounding heritage assets. The marquee is positioned on the edge of the piazza on the boundary opposite the main entrance point to the Library, north of the entrance point from Poet's Circle, as shown on the Proposal Plan (Drawing No. BL/0000/201/GF/A1/12).

The marquee will comprise a 9x9 marquee with additional 3x3 cube pods, to provide a cover a total area of 135sqm, as shown on the Proposal Plan (Drawing No. BL/0000/201/GF/A1/12). The elevation of the marquee will be 4.5m at its highest point, as shown on the Elevation Plan (Drawing No. BL/0000/986/GF/A3).

More details of the design and layout of the marquee is provided within the Design and Access Statement which forms part of this submission.

Heritage Statement

The proposed development is compliant with both National and Local Planning Policy, as set out below.

Section 12 of the NPPF (2012) sets out the approach to be taken for the consideration of Listed Buildings, of particular relevance are Paragraphs 132 and 133 which seek to protect heritage assets (inclusive of Grade I listed buildings) by resisting the approval of planning applications which will lead to substantial harm to or total loss of significance of an asset. In line with these requirements, substantial weight has been given to the conservation of The British Library and it is considered that the erection of this marquee will have no substantial impact on or loss of the significance of the heritage asset. The marquee will not be fixed to any part of the piazza.

Policy D2 (Heritage and Conservation) of Camden's New Local Plan (adopted 03 July 2017) seeks to preserve and enhance Camden's heritage assets and their settings. In accordance with the policy requirements, this temporary proposed use and nature of the facility, which fully supports the function of the Library, will not result in the loss of, or substantial harm to the designated heritage asset, affect the preservation and will not cause harm to the special architectural or historic interest of the listed building.

Open Space Designation

It is acknowledged that the Piazza is an allocated area of open space within Camden's Local Plan (adopted July 2017) and therefore subject to Policy A2 (Open Space). The policy states that the Council will seek to protect, all designated public and private open spaces and resist development which would be detrimental to the setting of designated open spaces. However, "exceptionally, and where it meets a demonstrable need, support small scale development which is associated with the use of the land as open space and contributes to its use and enjoyment by the public." In addition, to protect open spaces the Council will conserve and enhance the heritage value of the designated open spaces and other elements of open spaces which contribute to the character and appearance to the setting of the heritage assets.

On this basis, the proposed temporary use is considered to fully accord with the requirements of Policy A2, as it will enhance the service provision at the Library and contribute significantly to the use of the open space and enjoyment it can offer to members of the public.

Schedule of works

As identified on the submitted Proposals Plan (Drawing No. BL/0000/201/GF/A1/12) the poles which support the marquee structure will be anchored to a wooden floor, which means there will be no requirement for the structure to be physically fixed to the ground or any other part of the Listed Building.

Given the minor works required to construct the marquee, there are considered to be no structural concerns associated with the proposal.

Listed Building Consent Validation Requirements

In accordance with Camden Council's validation requirements, the following documents have been submitted in support of the application:

- Application and CIL Forms;
- Design and Access Statement, prepared by Carter Jonas LLP;
- Site Location Plan (Drawing No. BL/0000/200/SP/A1/01);
- Site Plan (Drawing No. BL/0000/986/GF Sh1);
- Ground Floor Proposed Plan (Drawing No. BL/0000/201/GF/A1/12);
- Proposed Elevation - View A and D (Drawing No. BL/0000/986/GF Sh3);
- Proposed Elevation - Views B and C (Drawing No. BL/0000/986/GF Sh2);
- Photographs (included within the DAS);
- Heritage Statement (included within this covering letter); and
- Schedule of Works (included within this covering letter).

In respect of the planning application fee, please find enclosed a cheque of £924 made payable to the London Borough of Camden. Please note that a CIL form has been completed and submitted to meet the validation requirements, however, given that the application is for a temporary use, the proposal is not required to pay CIL.

I trust that the enclosed information is sufficient for the application to be promptly validated. However, should you require any further information, please do not hesitate to contact myself or Ruby Wilkinson, at the above office.

Yours Sincerely



Alister Henderson
Partner

E: Alister.Henderson@carterjonas.co.uk

T: 02075 183 200

M: 07786333709