

Application ref: 2018/1316/P
Contact: John Diver
Tel: 020 7974 6368
Date: 18 May 2018

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Ruby Wilkinsons
One Chapel Place
London
W1G 0BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The British Library
96 Euston Road
London
NW1 2DB

Proposal:
Temporary erection of a marquee structure to provide temporary event space within the British Library's piazza for a period of 8 weeks (Use Class D1).

Drawing Nos: BL/0000/200/SP/A1/01; BL/0000/201/GF/A1/12; BL/0000/986/GF Sh1;
BL/0000/986/GF Sh2; BL/0000/986/GF Sh3;

Supporting: Covering Letter prepared by Carter Jonas LLP; Design and Access Statement, prepared by Carter Jonas LLP; Marquee Installation sheet prepared by Simeon Jones (dated 28/03/18);

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: BL/0000/200/SP/A1/01; BL/0000/201/GF/A1/12;

BL/0000/986/GF Sh1; BL/0000/986/GF Sh2; BL/0000/986/GF Sh3;

Supporting: Covering Letter prepared by Carter Jonas LLP; Design and Access Statement, prepared by Carter Jonas LLP; Marquee Installation sheet prepared by Simeon Jones (dated 28/03/18);

Reason:

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

- 2 The temporary structures hereby approved shall be dismantled and removed from the site and the site made good by no later than 8 weeks from the date of this permission.

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 and impact upon the setting of the adjacent listed buildings. The permanent retention of the structure would therefore be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017

- 3 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposed structure would act as a host for events organised by the library and would allow it to expand its cultural offer. The marquee is proposed to be erected for a period of 8 weeks only, after which point the structure would be removed and the plaza area returned to its former condition.

As the proposed structures would be erected on a temporary basis, there would be no permanent impact upon the setting of adjacent listed buildings or the openness of the private space. The proposals would also help to enliven the open space. The proposal has been reviewed by the Council's Conservation officers who conclude that the structure would not result in any harm impact by virtue of its relatively short permitted period. As the plaza is fully hard surfaced and adequate evidence has been submitted to show that the structure would need to be affixed to the ground, there is no potential impact upon listed fabric or a need for listed building consent. The works would not cause any harm to mature trees or vegetation.

The scheme has been reviewed by the Council's Design Out Crime officer (London Met) who raised no concerns due to the existing security arrangements and the fact that the site is fully secured each night. A similar structure was allowed during the same period in 2017 was operated successfully without causing disruption. The works would retain the existing levels of accessibility both into the library and around the plaza.

Due to the siting of the structures, the works would not result in any detrimental impacts to any neighbouring residents in terms of natural light, outlook or privacy. The temporary structure would not require any additional, specific plant equipment. As the marquee would be used for events, a condition is recommended to ensure that any amplified music is not audible from the adjacent highways (i.e. outside of the site). Subject to the suggested conditions, the temporary development is not considered to result in any detrimental impacts in terms of amenity.

Due to the scale of the development, the ease to which the structure would be erected as well as the existing servicing arrangements on site, the development would not give rise to any concerns in terms of highways safety or impact to the Transport network.

No objection comments were received in relation to the development. Historic England have raised no objection to the principle of the temporary structures. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as the setting of adjacent listed buildings, under s.16 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, C4, C5, C6, A1, A2, A4, D1, D2, CC5 and T1 of the Camden Local Plan 2017. The development also accords with the London Plan 2015 as well as the NPPF 2012

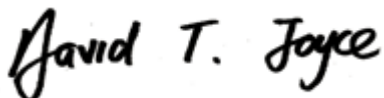
- 2 You are advised that should the temporary structures hereby proposed not be dismantled and the site made good within 8 weeks of the date of this decision, the Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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