

Application ref: 2018/5663/P
Contact: Kate Henry
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Date: 9 January 2019

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Jan Kattein Architects
277 New North Road
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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:

Erection of temporary structures in connection with the temporary use as educational community garden (Class D1) for a period of 3 years

Drawing Nos: 001; 002; 003 Rev A; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013 Rev A; Design & Access Statement, dated November 2018

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The use hereby permitted is for a temporary period only and shall cease on or before 3 years from the date of this permission.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans: 001; 002; 003 Rev A; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013 Rev A; Design & Access Statement, dated November 2018.

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

Informative(s):

1 Reasons for granting

This application seeks planning permission for the erection of temporary structures in connection with a temporary change of use of the land for use as an educational community garden. The proposed structures include: The Round House, a teaching space constructed from straw bales held in place by a recycled scaffold board timber frame; a 2 storey office / kitchen building, created from recycled shipping containers; a Make Space building, also formed from recycled shipping containers; a timber framed WC and potting area building; 2x polytunnels (each 6m x 20m); 6x garden sheds; and other associated structures. The proposed community garden would provide community allotments, productive growing spaces and spaces for holding events / teaching and maker spaces.

The proposed temporary change of use of the land for up to 3 years is considered to be acceptable on the basis that the proposal brings into use land that would otherwise be left vacant (until permanent proposals are brought forward). Furthermore, the educational / community / biodiversity elements of the proposal are welcomed in line with Policies C2 and A3 of the Camden Local Plan.

The proposed buildings and structures would, by their nature, have an appearance that is not in keeping with the character and appearance of the surrounding area; however, this is considered to be acceptable given that the structures are temporary. Furthermore, the use of recycled and mis-matched materials is considered to be in keeping with the nature of the proposal.

Currently, there is hoarding along Ossulston Street, which prevents views into the site. The proposal includes punching holes into the existing hoarding to provide windows into the site. The plans have been revised during the course of the application to increase the number of openings from 15 to 19. On balance, this is considered to be acceptable, particularly because the boundary treatment along Dangoor Walk (open style metal fencing) allows clear views into the site.

Given the location of the site and the nature of the proposal, it is not considered that the proposal would cause undue harm to the setting of the British Library, which is Grade I listed.

Cycle parking facilities will be provided, to promote sustainable transport, in line with Policy T1 of the Local Plan. Deliveries to the site will be from Midland Road and are likely to be minimal.

It is not considered that the proposed development would cause undue harm to

the residential amenities of nearby and neighbouring properties. No objections have been raised in relation to the works.

The application 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 and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies C2, A1, A3, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2018.

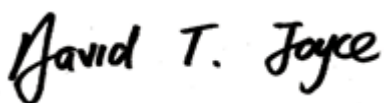
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 2018.

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