



## Planning Statement Addendum – Public Open Space

### Introduction

1. This Addendum has been prepared by Gerald Eve LLP on behalf of Regent's Place Management Company Limited (British Land), for consideration alongside the submitted Planning Statement for application ref. 2020/3192/P. This is an application for full planning permission at the Land within Regent's Place Plaza, Regent's Place, London NW1 3UE for:

**“Temporary planning permission (for a period of 5 years) for the installation of 6 shipping containers within the Regent Place Plaza, comprising a flexible mix of uses including Use Class A1, A3, B1, D1 and D2. Works include external seating and other external works.”**

2. This note seeks to supplement the submitted Planning Statement through providing additional information in relation to Local Plan Policy A2 'Open Space.'

### Policy – Public Open Space

3. According to the London Borough of Camden's Policies Map (adopted March 2019), the site is designated as Public Open Space (no. 294).
4. Local Plan Policy A2 'Open Space' states that the Council will protect, enhance and improve access to Camden's open spaces. The policy states:

In order to protect open spaces, the Council will take measures when considering proposals on designated open space, inter alia:

- a) protect all designated public and private open spaces as shown on the Policies Map and in the accompanying schedule unless equivalent or better provision of open space in terms of quality and quantity is provided within the local catchment area;
- b) resist development which would be detrimental to the setting of designated open spaces;
- c) 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.”

### Assessment – Public Open Space

5. The proposed temporary installation of shipping containers within the Regents Place Plaza will provide retail and employment floorspace to bring life to the plaza. The employment space is ideally sized and located for an SME or start up company. This type of floorspace is not widely



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available in the area and the provision of this space will therefore be of benefit to smaller businesses.

6. The community floorspace proposed will be available to local community groups, which will further help create a community hub in the Plaza and a focal point for the space. This community use will contribute to the wellbeing and function of the local community, providing a much-needed function in for the area.
7. Notwithstanding the benefits to the local community and small businesses outlined above, the proposed containers will also provide a space for visitors to dwell in the Plaza, which is currently under used despite the high density of people working in and visiting the area. There are currently limited places for visitors to sit and enjoy the space in this busy area of central London and the proposed development will enhance the quality of the space.
8. The containers are orientated facing into the Plaza, creating an entrance to the space and providing a buffer between Euston Road and the open space. The containers will also act as an entrance gateway, with the proposed signage earmarking the space. Placemaking has been at the forefront of the design rationale, and the proposed works will enhance the visual quality and legibility of the open space at the Plaza.
9. Notwithstanding the demonstrable benefits of the proposed containers, the permission is only for a temporary period of 5 years at this time. Therefore, once the 5 years has expired the Plaza will return to its previous state, by which time wider landscaping works will have been undertaken which enhance the overall appearance and functionality of this open space.

### Conclusion

10. In summary, the proposed containers provide a use which will enhance the function, visual appearance and use of the existing open space at Regents Place Plaza. It is clear the use will meet a demonstrable need, not only through providing office and community space but also the retail function which will attract visitors and support and enhance the use of the open space. The proposals are therefore in accordance with policy A2c of the Local Plan.



**GERALDEVE**

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