

Application ref: 2022/5618/P
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Date: 24 March 2023

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Labtech London Limited
LABS Dockray
1-7 Dockray Place
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NW1 8QH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Stables Market, Chalk Farm Road
and Camden Lock Market, Camden Lock Place
London
NW1 8AH**

Proposal: Retention of temporary dining pods across the Stables Market and Camden Lock Market for a further period of 2 years.

Drawing Nos: DNGPODS_LABS_XX_00_DR_A_000_00 rev B,
DNGPODS_LABS_XX_00_DR_A_000_01 rev B, Drawing titled 'As Proposed - Dining Pods Layout' rev. C dated 12.12.2022, DNGPODS_LABS_XX_00_DR_A_100_01 rev C, DNGPODS_LABS_XX_00_DR_A_100_00 rev B.

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: DNGPODS_LABS_XX_00_DR_A_000_00 rev B, DNGPODS_LABS_XX_00_DR_A_000_01 rev B, Drawing titled 'As Proposed - Dining Pods Layout' rev. C dated 12.12.2022, Design Statement dated 20.12.2022.

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

- 2 The structures hereby permitted are for a temporary period only and shall be removed on or before two years from the date of this decision.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The dining pods hereby permitted shall not be used outside the following times 10am to 9pm.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the retention of a number of temporary dining pods throughout the markets to provide covered seating for visitors and encourage the use of the markets in the colder months. Permission was first approved for 18 dining pods in January 2020 (ref. 2020/5050/P) to aid the recovery of the markets following the Covid Pandemic. Following the success of the pods, a second application was approved (ref. 2021/5315/P) to retain those already installed pods and provide a number of additional pods for a further year to provide a total of 28 pods and three half-sized pods. The current application now seeks to retain the same number and location of pods as previously approved for a further two years.

Officers are supportive of proposals to support market traders and encourage more footfall and activity within the markets, and acknowledge that the dining pods are temporary structures which are not fixed to the floor or any historic surfaces and as such, result in limited long term impact. However, the previous application was only granted for one year on the assumption that a more architecturally appropriate long term solution could be developed to provide the required seating space.

Nevertheless, the applicant is now seeking permission for a further two years due to the success of the seating pods to date. Officers consider that the ongoing temporary retention of the pods is acceptable only on the basis that the applicant monitors the use of the dining pods during this time to allow a proper assessment of the need/demand for them, and whether they impact on pedestrian flow through the markets. The applicant has agreed to this, and to use this time to also consider alternative long term solutions for seating within the markets.

Although the dining pods would be visible within the setting of a number of listed buildings and locally listed buildings, the dining pods are temporary, not fixed to the floor and wholly reversible and their locations have been chosen so as to not unduly harm the historic environment. Provided their removal is secured by condition, the temporary proposals are considered acceptable in

this instance.

The dining pods will be for use by the general public across the markets who will pick up food from various traders and bring it to the pods to eat. The pods will be in use during the hours of 10am to 9pm, seven days a week, and these hours will be secured by condition. Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight, privacy or noise disturbance.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (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 D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, and the National Planning Policy Framework 2021.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer