

Application ref: 2023/0681/P
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Date: 4 April 2023

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Labtech London Limited
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Arches 8-12
Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:
Retention of existing shopfronts to Arches 8-12, Stables Market.

Drawing Nos: 01, 02, 03, 04, Camden Market Arches 8-12 design statement.

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: 01, 02, 03, 04, Camden Market Arches 8-12 design statement.

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

Informative(s):

1 Reasons for granting permission.

The proposals seek permission for the retention of the existing timber and roller shutter shopfronts which have been installed to Arches 8 to 12 and their associated blinds which were initially installed on a temporary basis following a fire within the railway arches.

A uniform design of shopfront was installed in every arch along this northern stretch of the viaduct. The shopfronts comprise a combination of fixed and openable slatted timber panels and are painted black. Although not refined or of a finite scale, their detailing is in keeping with the semi-industrial appearance of the railway viaduct. Each shopfront is set back from the face of the brickwork so that it has a recessed appearance.

Although the shopfronts are not visually permeable once closed, it is not considered that any harm is caused to the character and appearance of the conservation area as they are situated in a narrow alleyway tucked away within the market away from the public thoroughfare of Chalk Farm Road and surrounding streets. The frontage has a neutral appearance, which does not affect the setting of the grade II listed Provender Store located on the opposite side of the alleyway.

The Council's Conservation Officer has confirmed the proposals are acceptable.

Given the location and nature of the proposals, it is not considered that they will harm the amenity of any adjoining residential occupiers in terms of outlook, noise, privacy or daylight/sunlight impacts.

No objections have been received. The site's planning history was 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 A1, D1 and D2 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).

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer