



Application ref: 2022/5286/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 4 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Gerald Eve LLP
1 Fitzroy Place
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Atrium Building
Stables Market
Camden
London
NW1 8AH

Proposal:

Retention of the Atrium Building as constructed (building erected under implementation of planning permission granted 11/10/06 (ref.2006/3182/P)) and use as retail and restaurant (Class E) and markets (Sui Generis) at ground floor and Class E at upper ground to 3rd floor.

Drawing Nos: As built plans: A000, A001, A002, A003, A004, A005, P50_09A

As approved layouts: A200, A201, A400, A401, A402, A403 (south elevation 13) A403 (south elevation 18), A403 (south elevation 25).

Originally approved drawings: P50_01, P50_02 rev A, P50_03, P50_10 rev C, P50_10 rev B, P50_11 rev A, P50_12 rev A, P50_13 rev A, P50_14 rev A, P50_15 rev B, P50_16 rev A, P50_17 rev A, P50_18 rev A, P50_19, 05005_P50_20 rev A, P50_21 rev A, P50_22 rev A.

Proposed plans and elevations: A002, A003, A004, A005, A105 rev A, A210, A221, A400, A401, A402, A403, A404, A405, AT_LABS_XX_00_DR_X_002 rev B.

Documents: Town Planning Statement, cover letter dated 1 December 2022, Design

and Access Statement dated 24/11/22, Employment and Training Plan by Labtech, Sustainability Statement dated 17 November 2022, Transport Statement dated 11 November 2022.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: A002, A003, A004, A005, A105 rev A, A210, A221, A400, A401, A402, A403, A404, A405, AT_LABS_XX_00_DR_X_002 rev B.

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

- 3 Cycle storage for 57 cycles shall be installed in their entirety in accordance with approved drawing ref: AT_LABS_XX_00_DR_X_002 rev B within six months from the date of this decision, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 4 Servicing and deliveries shall be carried out in accordance with the servicing strategy detailed in the Transport Statement by Arup dated 11 November 2022.

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

- 5 The large ground floor retail unit shall be subdivided into three separate units as shown on drawing ref. A106 rev A with no single unit measuring more than 245sqm within a period of six months from the date of this decision and permanently maintained as such.

Reason: To protect the existing market character and ensure an inclusive economy and a successful and vibrant town centre which supports small and medium sized businesses, in accordance with the requirements of policies E1, TC2 and TC6 of the London Borough of Camden Local 2017.

- 6 No more than 50% of the north-facing ground floor market units and no more than 10% of the south-facing ground floor market units shown in blue on drawing ref. A002 shall be occupied by food and beverage focused traders.

Reason: To protect the function and character of the existing markets and

ensure a successful and vibrant town centre in accordance with the requirements of policies TC2 and TC6 of the London Borough of Camden Local 2017.

- 7 Notwithstanding the provisions of Class E of the Schedule of the Town and Country Planning (Use Classes) Order 2021, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the ground floor units shown in green on drawing ref.A002 hereby approved shall only be used for restaurant or retail uses, and the units shown in pink shall be provided as retail.

Reason: To protect the function and character of the existing markets and ensure a successful and vibrant town centre in accordance with the requirements of policies TC2 and TC6 of the London Borough of Camden Local 2017.

- 8 Notwithstanding the provisions of Class E of the Schedule of the Town and Country Planning (Use Classes) Order 2021, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, a minimum of 2,200sqm of the Class E use hereby approved over upper ground to third floor level shall be occupied by business / employment uses.

Reason: To ensure a successful and inclusive economy in accordance with the requirements of policies E1 and E2 of the London Borough of Camden Local Plan 2017.

- 9 All tenants within the ground floor units shall be independent businesses with no more than 10 units in the London Borough of Camden and no more than 20 units within London.

Reason: To protect the existing markets and ensure an inclusive economy and a successful and vibrant town centre which supports small and medium sized businesses, in accordance with the requirements of policies E1, TC2 and TC6 of the London Borough of Camden Local 2017.

- 10 No more than two adjacent market units (shown in blue on drawing ref. A002 hereby approved) shall be amalgamated into a single larger unit at any one time.

Reason: In order to provide a range of unit sizes including a number of smaller units, to protect the existing market character and ensure an inclusive economy and a successful and vibrant town centre which supports small and medium sized businesses, in accordance with the requirements of policies E1, TC2 and TC6 of the London Borough of Camden Local 2017.

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the

LA90, expressed in dB(A).

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

- 12 The food and drink uses hereby permitted shall not be carried out outside the house of 08:00 to 24:00 hours daily.

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

- 13 The existing public toilets within the building shall be permanently retained for use by visiting members of the public.

Reason: To ensure that the development provides facilities and services for visitors and the local community in accordance with the requirements of policy C2 of the Camden Local Plan 2017.

- 14 The development shall be maintained and operated so as to continue to achieve regulated carbon savings of at least 20% when compared against the 2006 Part L baseline model.

Reason: To ensure the development minimises the effects of climate change and meets the highest feasible environmental standards, and is resilient to climate change and provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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



Daniel Pope
Chief Planning Officer