

London Borough of Camden  
5 Pancras Square c/o Judd Street London  
WC1H 9JE

FAO: Laura Dorbeck

23/08/2023

Your reference: PP-12409177

Dear Sir/Madam,

### **Town and Country Planning Act 1990 (As Amended)**

#### **Application for Full Planning Permission**

#### **BASEMENT BUILDING C, STABLES MARKET, 307-308 CAMDEN LOCK PLACE, THE STABLES MARKET, CHALK FARM RD, LONDON**

On behalf of Camden Market Holdings Limited (the 'Applicant'), we enclose the following application in respect of the basement and sub-basements of Building C, the Triangle Building, Stables Market, Chalk Farm Road, Camden, NW1 8AH (the 'Site'):

**"Change of Use from Use Class Sui Generis restaurant, nightclub, ancillary bar and events space to Use Class Sui Generis entertainment, restaurant, ancillary bar and events space".**

#### **Site and Surroundings**

The Site comprises the basement levels -1 and -2 and a section of level -3 of Building C, Camden Lock Place, Stables Market. A red line boundary plan is submitted with this application which identifies the unit within Stables Market. The Site is within the Regents Canal Conservation Area.

The application site has excellent access to public transport and the second highest PTAL rating of 6a. Camden Town underground station is 350m to the south and Chalk Farm 560m to the northwest. Camden Road rail station is 500m to the east. The site is served by many bus routes, including routes 24, 27, 31, 168, 134, 214 and C2 all stopping within 270m of the site.

#### **Relevant Planning History**

The operative planning permission for the Site (ref: 2005/0224/P) was granted on 31 March 2005 for:

**"Extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 and PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building".**

Application reference	Description of Development	Decision	Date
PEX0200069	Part approval of external elevations and facing materials for Building C (Camden Lock frontage only) pursuant to additional condition 01(a) of the planning permission dated 26th April 2001 (Ref: PE9800576R2) As shown on drawing numbers: Site plan SM/006/S02/106; SM/006/500 and 501 and samples comprising Ibstock Dulwich Weatherhead Yellow HI0213, "Velfac" window frames in powder-coated grey (RAL 7024), shopfront frames in grey metal powder-coated RAL 7024.	Granted	23/07/2002
2003/0726/P	Amendment to previous planning permissions (Reg.no.PE9800576R2, and PEX0200404) for the redevelopment of the site including the erection of a 4 storey plus basement building on the triangle site (building C) for Class A1, A3, B1 and D2 uses, by the amendment of the elevational design of the Camden Lock Place elevation and the design of the glass drum at the main site entrance.	Granted	22/10/2003
2005/0224/P	Extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 & PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building.	Granted	31/03/2005
<a href="#">2022/3661/P</a>	SHAKA ZULU Use as restaurant with ancillary bar, nightclub and events space (Sui Generis) with opening hours until 02:00 on Friday and Saturdays (Amended description).	Granted	09/11/2022

## Uses

The Site, formerly known as Shaka Zulu, has been let out and operated since 27 October 2010, for the following permitted use:

**“a restaurant with ancillary bar and dancing or such other use within Classes A1 or A3 or D1 or D2 (Uses Classes) of the Town and Country Planning (Use Classes) Order 1987”.**

The proposed Change of use is **“Sui Generis entertainment, restaurant, ancillary bar and events space”.**

## Areas

	USE CLASS/DESCRIPTION		AREA	
EXISTING	Approved Sui Generis restaurant, nightclub, ancillary bar and events space	BASEMENT 1	876	sqm
	Approved Sui Generis restaurant, nightclub, ancillary bar and events space	BASEMENT 2	899	sqm
	Approved Ancillary	BASEMENT 3	137	sqm
PROPOSED	Sui Generis entertainment, restaurant, ancillary bar and events space	BASEMENT 1	876	sqm
	Sui Generis entertainment, restaurant, ancillary bar and events space	BASEMENT 2	899	sqm
	Ancillary	BASEMENT 3	137	sqm

## **Operating Hours**

The Site has been in operation as Sui Generis Use, a restaurant with ancillary bar, nightclub and events space, since 2010 and the hours of opening at the Site have been until 02:00 on Friday and Saturdays,

## **Premises Licence**

A premises license (PREM-LIC\3081) was granted to the Camden Market Management Company Limited for the site on 12 January 2009. In 2022 JunkYard Golf (PREM-LIC\113059) & Camden Market Management Company Limited (PREM-LIC\113064) made applications for new premise licenses surrendering the original (PREM-LIC\3081).

The premises licenses authorise the carrying out of licensable activities at the site between 10:00 and 02:00 Monday to Sunday, with extended hours on Christmas Eve and New Year's Eve permitted. The licences have been included within the submitted evidence.

## **Summary**

This application seeks the change of use of the premises to "Sui Generis/Entertainment". The unit will be occupied by Junkyard Golf, will house four mini golf courses and a restaurant with ancillary bar and events space. The operating hours will continue as per the extant license and CLEUD until 02:00 on Friday and Saturdays.

---

LABTECH

---

LabTech London Limited  
LABS Dockray  
1-7 Dockray Place, NW1 8QH