

Application ref: 2023/3903/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 2 November 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

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Camden Market Hawley Wharf
Upper Lock
Water Lane
London
NW1 8JZ

Proposal:

Replacement of north elevation window panelling to Hawley Wharf Buildings A1 and A2 rooftops units

Drawing Nos: CLV-3200-X-A2-03-DR-5000, CLV-3200-X-A2-03-DR-5001, Drawings titled: Hawley Wharf Building A & B Block Plan, Hawley Wharf Existing Roof Plan, Hawley Wharf Existing Third Floor Plan, Hawley Wharf Existing North Elevation, Hawley Wharf Proposed North Elevation, and Hawley Wharf Building Distances Plan, all dated 24/08/23, and Design and Access 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 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:

CLV-3200-X-A2-03-DR-5000, CLV-3200-X-A2-03-DR-5001, Drawings titled: Hawley Wharf Building A & B Block Plan, Hawley Wharf Existing Roof Plan, Hawley Wharf Existing Third Floor Plan, Hawley Wharf Existing North Elevation, Hawley Wharf Proposed North Elevation, and Hawley Wharf Building Distances Plan, all dated 24/08/23, and Design and Access Statement.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposals involve the replacement of the solid metal panels to the north elevations of the rooftop units of Buildings A1 and A2 with transparent glazing. Solid panels were originally installed as this was the proposed location for the kitchens serving the approved restaurant use. Following a recent approval for a change of use to office use, it is now proposed to convert the panels to glazing to increase internal light levels.

The glazing would match the existing glazing to the other elevations of the rooftop units and would therefore have minimal impact on the character and appearance of the buildings and this part of the Regents Canal Conservation Area.

The additional glazing would not result in harmful overlooking of the residential properties to the north on the other side of the railway tracks. There are already glazed openings elsewhere to the northern elevation at roof level and on the floors below, and the new windows are all a minimum distance of at least 18.5m from the nearest neighbouring windows. Camden's Design CPG recommends a minimum distance of at least 18m between directly overlooking residential windows to ensure internal privacy is protected. There would be no other impacts in terms of daylight/sunlight, outlook or other disturbance.

The Canal and River Trust has confirmed it has no comments to make on the proposal. No further responses have been received prior to determination and the planning history of the site has been taken into account.

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 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 2023.

- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer