

Application ref: 2022/3853/P
Contact: Alex Kresovic
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Date: 27 March 2024

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
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Camden Lock Market
Chalk Farm Road
London
NW1 8NH

Proposal:

Introduction of new exhibition space, flexible events and market uses through a change of use of the existing East Vaults, installation of new retail shopfronts within West Yard; creation of a new jetty within Dead Dog Basin and erection of a temporary observation wheel for five years together with ancillary works and alterations to existing structures, surfaces and other public realm improvements and associated works.

Drawing Nos: Existing and Proposed Plans prepared by Piercy & Company, project No. 13663, drawing No. 010, Rev A; drawing No. 001, Rev C; drawing No. 100, Rev C; Series P01, drawing No. 100, Rev C; drawing No. 101, Rev C; drawing No. 102, Rev C; drawing No. 103, Rev C; drawing No. 200, Rev C; drawing No. 201, Rev C; drawing No. 202, Rev C; drawing No. 300, Rev C, all dated 30.08.2022.

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:

Existing and Proposed Plans prepared by Piercy & Company, project No. 13663, drawing No. 010, Rev A; drawing No. 001, Rev C; drawing No. 100, Rev C; Series P01, drawing No. 100, Rev C; drawing No. 101, Rev C; drawing No. 102, Rev C; drawing No. 103, Rev C; drawing No. 200, Rev C; drawing No. 201, Rev C; drawing No. 202, Rev C; drawing No. 300, Rev C, all dated 30.08.2022.

Supporting Documents:

Design and Access Statement (Piercy & Company) dated August 2022
Town Planning Statement (Gerald Eve) dated August 2022
Heritage, Townscape and Visual Impact Assessment (Turley) dated August 2022

Daylight and Sunlight Report (GIA) dated 04/07/2022

Cultural Plan (LabTech) dated August 2022

Air Quality Assessment (Waterman Group) dated August 2022

Accessibility Assessment (ARUP) dated 26 August 2022

Archaeological Desk Based Assessment (MOLA) dated 15/08/22

Circular Economy Statement (ARUP) dated 23 August 2022

Energy Statement (GDM) dated 26-08-2022

Fire Strategy Statement (Jensen Hughes) dated 27 July 2022

Geotechnical Interpretative Report (CGL) dated August 2022

Life Cycle Carbon Assessment for Wheel (ARUP) 23 August 2022

Retail Statement (LabTech) dated August 2022

Preliminary Ecological Appraisal (Waterman Group) dated August 2022

Pre-Demolition Audit Report (ARUP) dated 9 August 2022

Operational Management Plan (Jolita Galkauskaite) dated August 2022

Planning Compliance Report (KP Acoustics) dated 12 August 2022

Servicing Management Plan (ARUP) dated 23 August 2022

Structural Report (Walsh) dated 31 May 2022

Sustainability Statement (ARUP) dated 23 August 2022

Whole Life Carbon Assessment for Refurbishment Works (ARUP) dated 23 August 2022

Transport Assessment & Interim Travel Plan (ARUP) dated August 2022

Reinstatement Strategy (Piercy & Company) dated August 2022

Townscape Visual Impact Assessment (Turley) dated August 2022, Daylight, Sunlight and Privacy VL 2801 (GIA) 26/05/23.

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

- 3 The observation wheel and associated pedestrian footbridge over the canal within the West Yard are hereby permitted for a temporary period only and shall be removed and the land, including all canal structures and fixings, reinstated in accordance with a scheme of remediation approved in writing by the LPA, on or before five (5) years from the date of first operation of the wheel.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the engineering and construction methodology for the erection of the observation wheel, and any structural works to the canal inlet to support it and the footbridge.

b) Plan, elevation and section drawings, including fascia, cornice, pilasters, doors, windows, glazing panels, and new shopfronts, at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Before any brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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

8 Landscaping

Prior to the occupation of the development hereby permitted, full details of a landscaping scheme (to include information on interpretation, surface materials, boundary treatments, and the type, location and proposed root protection of new vegetation) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development should be carried out fully in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development, to safeguard historic landscaping features, and safety of the waterway users, and to enhance the natural environment of the Regent's Canal.

9 Details shall be submitted to and approved by the local planning authority, regarding the retention and reuse of the historic granite setts. All works will be thereon be implemented in accordance with these details.

Reason: To preserve the fabric of the site and its historical significance within the Regent's Canal Conservation Area in accordance with Policy D2 of the Camden Local Plan 2017.

10 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material.

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To comply with the element within the WSI.

11 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 12 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 13 Cycle parking - short stay
Prior to the operation of the observation wheel, the following bicycle parking shall be provided in accordance with the approved plans:

- Twenty-Six (26) short-term spaces

All such facilities shall thereafter be permanently maintained and retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

- 14 Refuse and recycling

Prior to the occupation of the of the proposed development, the refuse and recycling storage areas shall be completed and made available for traders/occupants of the Camden Lock Market.

As such, the development shall not be implemented other than in accordance with such measures as approved and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.

- 15 No amplified noise shall be audible outside the capsules of the wheel.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 16 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

17 Construction monitoring report

Within 3 months of operation, a post construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to operation of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials. In accordance with policies CC1 and CC5 of the Camden Local Plan 2017.

18 Fire Statement

The development must be carried out in accordance with the provisions of the Fire Statement prepared by Jensen Hughes dated 27 July 2022 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

19 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

20 Prior to the commencement of any demolition works on site, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials) and following occupation of the development (waste and recyclables). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the waterways is not physically or economically feasible.

Reason: To encourage the use of the waterways for transporting waste and bulk materials in accordance with policies SI 14, SI 15, SI 16, SI 17, T4, and T7 of the London Plan 2021.

21 The reinstatement strategy dated August 2022 prepared by Piercy & Company hereby approved shall be followed at the end of the temporary permission for the observation wheel and footbridge over the canal within the West Yard.

Reason: To preserve the fabric of the site and its historical significance within the Regent's Canal Conservation Area in accordance with Policy D2 of the Camden Local Plan 2017.

22 Risk Assessment and Method Statement

Prior to the commencement of the development hereby permitted, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to, in, over or under the water must be submitted to and approved in writing by the Local Planning Authority, and implemented as agreed.

Reason: To ensure that the works have no adverse impact on canal or towpath users or the waterspace in accordance with Policy A1 of the Camden Local Plan 2017.

23 Prior to any works taking place within 10m of the canal, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust, to ensure the stability of the canal wall is not harmed.

Reason: To ensure the proposed works do not have any adverse impact on the safety of waterway users and the integrity of the navigation.

24 Prior to occupation, full details of any proposed CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development.

Reason: In the interest of crime prevention, ecology, visual amenity and the waterway setting.

25 No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the local planning authority. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses. A conceptual site model should be produced indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks to identified receptors. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

26 No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 27 No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 28 Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 29 Lighting
Prior to the use of the development hereby permitted, details of the proposed external lighting, to include a lux plan that includes light impacts on the Regent's Canal, shall be submitted to and approved in writing by the Local Planning Authority, and the lighting scheme shall be installed in accordance with the submitted details.

Reason: In order to prevent the development having any adverse impact of the

biodiversity of the Regent's Canal by way of light pollution.

30 Lighting Strategy

A Lighting Strategy, with regards to bats and biodiversity impact, shall be submitted to and approved by the Council prior to occupation. Lighting on the premises shall be operated accordingly permanently thereafter.

Reason: To ensure an environment which conserves and enhances wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

31 On-site plant and machinery must comply with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards.

Reason: To ensure compliance with the London Plan Policy SI 1 (D).

32 Measures to control emissions during the construction phase relevant to the site should be written into an Air Quality and Dust Management Plan (AQDMP), or form part of a Construction Environmental Management Plan, in line with the requirements of the Control of Dust and Emissions during Construction and Demolition SPG. The AQDMP should be approved by the LPA and the measures and monitoring protocols implemented throughout the construction phase.

Reason: To ensure compliance with London Plan Policy SI 1 (D).

33 The toilets and baby changing facilities within the East Vaults under the Interchange Building should be made publicly available and accessible to all users.

Reason: To provide accessible public toilets for customers visiting the Camden Lock Markets.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 Code of Practice for Works Affecting the Canal & River Trust
The applicant/developer should refer to the current 'Code of Practice for Works affecting the Canal & River Trust' to ensure that any necessary are obtained, and liaise with the Trust's Third Party Work's Engineer for more advice (enquiries.tpwsouth@canalrivertrust.org.uk) / <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>
- 5 Access
The applicant/developer is advised that any encroachment into, or access over the waterway (scaffolding or cranes, etc) requires written consent from the Canal & River Trust, and they should contact Canal & River Trust's Estates Surveyor at Bernadette.McNicholas@canalrivertrust.org.uk regarding any required access agreement.
- 6 Surface Water Drainage
The applicant/developer is advised that any drainage to the canal requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Utilities team for more information (liz.murdoch@canalrivertrust.org.uk).
- 7 Thames Water
Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-evelopments/planning-yourdevelopment/working-near-our-pipes>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a

permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

8 Thames Water

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9 Thames Water - Drainage Strategy

Thames Water requires a drainage strategy for foul and surface water containing points of connection in the sewer networks, expected discharge rates and site drawings. Foul and surface water should be separate on-site, and surface water rates are expected to be reduced to greenfield runoff rates. A description of the size (area) of existing development on the site and existing drainage strategy also assist in assessing the impact of the new development on the network.

10 GLAAS

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This Condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

11 Cycle parking - long stay

No long stay cycle parking is provided as part of phase 1 of the development, however, all long stay cycle parking shall be provided in phases 2 and 3 of the development.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

12 Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger->

scale-developments/planning-your-development/working-near-our-pipes

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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