

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

FAO: Laura Dorbeck

25th February 2025

Dear Laura,

**West Yard, Camden Lock Market, London, NW1 8AF Town and Country Planning Act 1990
Application for Full Planning Permission (temporary)**

On behalf of Camden Market Estate Holdings Limited (“Applicant”), I write to submit a planning application at West Yard, Camden Lock Market, London, NW1 8AF (“the Site”) for:

“Temporary installation of 30 temporary market stalls (sui generis use) in the West Yard of Camden Lock Market for a period of 3 years.”

The Site and Surrounding

The Site sits within Camden Lock Market, which is bounded by the Regent’s Canal and towpath to the south, Camden High Street/Chalk Farm Road to the east and Camden Lock Place to the north and the East Vaults to the west.

The West Yard itself is a space which predominantly houses food stalls. The Site was formerly known as Purfleet Wharf which used the canal basin to receive and transport goods. The West Yard is one of Camden Market’s most popular public realms, representing the biggest concentration of hot food trade after the introduction of the independent food market in September 2016. The stalls are set against a multi-level historic backdrop, enclosed on three sides by 2-storey brick buildings, and the Regent’s Canal to the southern border. A first-floor open walkway provides the public with views over the market roofscape.

The Site forms an integral part of the wider Camden Markets, being a part of one of five popular markets including Camden Lock Market (wider site), Stables Market to the north, Hawley Wharf, Inverness Street and Camden Market (also known as Union Street Market) at Buck Street. The Applicant owns four of these markets.

According to the London Borough of Camden’s (‘LBC’) Policies Map, the Site is designated within Camden Town Centre and the Regent’s Canal Conservation Area. To the west of the site is the Grade II listed Interchange Building and to the south are the Grade II listed structures of Hampstead Lock and Roving Bridge.

The independent food market, introduced at the Site in 2016, continues to be very successful.

Background

Planning consent 2024/0894/P was granted on 21 May 2024 for the **“Continued use of 30 temporary market stalls (sui generis use) in the West Yard of Camden Lock Market for a period of 18 months”**. This permission is still current; however, given the adjustment of the Camden Lock Market development plans to include a wider part of the Site, a further extension is required. This application seeks to retain the stalls for 3 more years until the new development of the Site is secured. The stalls are well maintained and in very good condition.

Previously, on 12 June 2017, planning permission (ref: 2017/2378/P) was granted for the **“Installation of 34 temporary market stalls (A5 Use) in the West Yard of Camden Lock Market.”**

Condition 3 of this planning permission required the removal of the approved temporary market stalls after a period of 5 years from the date of the planning permission.

On 22 July 2016 and 18 August 2016, planning permission (ref: 2015/4774/P) and listed building consent (ref: 2015/4812/L) were granted for the following development and Camden Lock Market:

“Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; new third storey on north-east of market hall building, bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements.”

This permission was never implemented and has since expired.

On 20 May 2022 planning permission was granted for the **“Temporary installation of 30 market stalls (sui generis use) for a period of 18 months.”**

Condition 3 of this planning permission states: “The market stalls hereby permitted are for a temporary period only. The temporary structures shall be removed completely on, or before, the 31st. December 2023.”

An application ref: 2022/3853/P was approved subject to s106 agreement at Planning Committee on 08/06/2023 for: **“Internal and external alterations to the East Vaults to facilitate new exhibition, events and market uses together with ancillary uses; 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.**

This permission has not been implemented, and a more comprehensive scheme is being prepared to revitalize the whole of Camden Lock Market. This further extension is necessary to maintain the vibrancy and activity that the temporary stalls deliver at the site until the wider proposals are ready. The design and number of the temporary units is unchanged from the 2024 permission.

The Proposal

This application seeks planning permission (for a 3-year period) for the following:

“Temporary installation of 30 temporary market stalls (sui generis use) in the West Yard of Camden Lock Market for a period of 18 months.”

The original permission at the Site allowed the temporary installation of 34 temporary market stalls for a period of five years until 14 June 2022 which was furthered for 18th months for 30 stalls only to improve circulation. On 21 May 2024 the permission was extended for another 18 months, to allow preparations for the 2022 refurbishment scheme now on hold. The temporary market stalls have been in use throughout this period and have been a great success in driving footfall to this location, supporting tenants and contributing to the character and function of this part of the Camden Town Centre and the wider market ecosystem.

The new proposals to revitalize Camden Lock Market including the sensitive refurbishment of the Interchange Building currently in their design period. The Applicant is now seeking planning permission for the market stalls for a further, temporary 3-year period to maintain the West Yard vibrancy and activity until such a time that the wider proposals could be bought forward.

The design and layout of the temporary stalls are unchanged. The units are maintained in perfect condition.

According to the Community Infrastructure Levy Regulations (2010) Regulation 5(2) the proposals are not liable for CIL payment due to their temporary nature.

Local Development Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The London Plan (2021); and
- ii. The Camden Local Plan (2017).

The National Planning Policy Framework (2021) is a material consideration. In addition, supplementary planning documents relevant to the proposals include the Regent’s Canal Conservation Area Appraisal and Management Plan (2008).

Statutory Legislation

Statute regarding the heritage environment is relevant to this application. The site’s historic setting has been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Policy Assessment

Land Use – Market Stalls

Local Plan Policy TC2 states Camden will seek to protect and enhance the role and unique character of each of Camden's centres and will seek to provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice.

Local Plan Policy TC6 sets out that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The principle of sui generis market stalls in this location has already been established by the long-term use of market stalls in this location under the extant planning permission. The proposals to renew the temporary permission of the existing stalls which will ensure that this vibrant market remains in place and is secured for another eighteen months. Therefore, it is considered that sui generis use is acceptable in this location and accords with local planning policy.

Design and Heritage

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character.

Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In order to maintain the character of Camden's conservation areas the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to significance of a listed building through an effect on its setting or would cause harm to its special architectural and historic interest.

The proposals, as presented in the Design and Access Statement, prepared by LabTech, seek approval for the temporary installation of 30 market stalls. As the proposals are temporary in nature, they are wholly reversible. The temporary market stalls will be without foundations and able to be demounted at short notice. The stalls are considered to present a minimal impact to the historic fabric of the market, including the granite setts of the ground plane public realm. Therefore, the proposals will not cause harm and will instead enhance and preserve the unique character and appearance of the Regent's Canal conservation area.

The Signage Strategy is also included within the Design and Access Statement, prepared by LabTech. The Signage Strategy was developed to resolve the existing varied and unregulated signage at the site. The guidelines in the Signage Strategy seek to give the market coherence whilst also allowing for the businesses to use their existing colour palette, fonts and logos so that the market 'feel' and appearance is retained. All signage will be required to receive landlord team sign off before being installed.

The proposals are therefore considered to comply with national and local planning policy and meet the statutory tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Transport

Policy T1 of the Local Plan states that the Council will promote sustainable transport by prioritising walking, cycling and public transport.

In terms of modes of transport, the existing Site does not include any car parking spaces, therefore all prospective occupiers of the building would need to travel to the Site via a sustainable mode of transport.

Conclusions

It is considered that the proposals would enhance the eclectic and attractive mix of independent food retailers in the area. The proposals are appropriate in design terms and would greatly improve the appearance and function of the existing market at the site.

Supporting Documents

In support of this application, we enclose the following documents:

- Application forms and certificates;
- Site location plan;
- Design and Access Statement, prepared by LabTech; and
- Existing and Proposed plan, section and elevation drawings, prepared by LabTech.

Sincerely yours,

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

Note: text updated from Gerald Eve LLP Cover letter dated 5 April 2022.