

Application ref: 2025/0014/P  
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Date: 27 February 2025

**Development Management**  
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Quod  
21 Soho Square  
London  
W1D 3QP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**192-198 Camden (Buck Street) Market**  
**Camden High Street**  
**London**  
**NW1 8QP**

#### Proposal:

Continued use of the market for a further temporary period up to 2032; the erection of a new roof structure; as well as other minor external alterations (retrospective)  
Drawing Nos: USM 01, BSM-A100, BSM-A101, BSM-A102, BSM-A103, BSM-A104, USM BSR 007 A, USM BSR 013, USM BSR 014 A, USM BSR 015, USM BSR 016, Boxpark Camden Roof Planning Application, Boxpark Camden Planning & Heritage Statement by Quod.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### Condition(s) and Reason(s):

1 Time Period

The works and temporary use of the site are permitted for a limited period, and shall be for 5 years from the expiry of permission ref 2022/0974/P in June 2027, by which date the use shall be discontinued.

Reason: The approval of the containers on a permanent basis would be likely

to cause harm to the character and appearance of the conservation area contrary to policies D1 and D2 of the Camden Local Plan 2017.

2 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans: USM 01, BSM-A100, BSM-A101, BSM-A102, BSM-A103, BSM-A104, USM BSR 007 A, USM BSR 013, USM BSR 014 A, USM BSR 015, USM BSR 016, Boxpark Camden Roof Planning Application, Boxpark Camden Planning & Heritage Statement by Quod.

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

3 Matching materials

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.

4 Odour abatement

The installation, operation and maintenance of the odour abatement equipment and extract system shall be in accordance with the 'Guidance on the assessment of odour for planning 2018 by the Institute of Air Quality Management.

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

5 Noise

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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.

6 Servicing

No loading or unloading of goods for market activities shall take place between

0830 and 1730.

Reason: To avoid obstruction of Camden High Street and to protect the environment of the area generally in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

7 Aisle width

The minimum width between the stalls of all the aisles shall be two metres.

Reason: To ensure that the market is laid out to an acceptable standard in terms of accessibility and means of escape in the case of emergency in accordance with policies C5 and C6 of the Camden Local Plan 2017.

8 Music

No music shall be played between the hours of 0900 and 1230 on Sundays.

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

9 Hours of operation

The market use (sui generis) hereby approved shall operate only between 08:00 and 23:30 hours.

Reason: To protect the amenity of local residents in accordance with policy A1 of the Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application site is located on the east side of Camden High Street, to the immediate south of the junction with Buck Street, in the Camden Town Conservation Area. The application site comprises the Buck Street Market (which has been rebranded as Boxpark), which is a three-storey collection of shipping containers in use as a street market with retail, and food and beverage offerings. The application seeks to extend the temporary permission for the market and to install a permanent roof structure over the central open area of the market.

The current market was granted for a five year period in 2019 under permission 2018/3553/P and then extended under 2022/0974/P to 22 June 2027. The application seeks to extend the temporary market for a further five years to June 2032. The site is earmarked for future development for the expansion of the Camden Town underground station. However, in the meantime, the market adds to the vibrancy of the high street and makes use of an otherwise vacant site. An objection was raised in regard to the extension of the temporary market preventing the new proposed entrance for Camden Town underground. This planning permission is not considered to tie up the site or delay the

underground improvements which can be moved forward by TfL in due course.

The proposed roof structure would replace an existing temporary stretch tent roof which was granted permission in December 2022 (ref 2022/3844/P) over the central open area of the market. The new roof would be more robust than the existing tent roof and would allow the market to trade in all weathers. The works are considered to improve the operation of the market as it continues to bring vitality to the streetscene, an important characteristic of this part of the conservation area. The new roof would be pitched and would comprise of metal trusses and glazing. The utilitarian roof would take reference from the truss structures often traditional on lightweight market coverings and is considered acceptable. The roof structure would be largely transparent and has been set back on the shipping containers, both of which reduce its visual presence. The new roof structure is considered acceptable for the reasons aforementioned and as it is a temporary in nature: infrastructure to support the operation of a temporary market.

Retrospective planning permission is also sought. Glazing panels have been installed to enclose the north terrace and to the exposed west elevation to Camden High Street on the first floor of the south block. These were installed following the completion of the partial canopy on the north terrace (Ref. 2022/0974/P) in an attempt to provide further weather mitigation. They also provide additional noise insulation for the nearest residential properties on Camden High Street. A partial canopy was also installed on the north terrace (Ref. 2022/0974/P) by the previous owner. This roof was found to be not fit for purpose due to poor installation and maintenance leading to multiple leaks and therefore was replaced with a roof of a slightly different design. These changes are considered acceptable.

The proposal would preserve the character and appearance of the conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The roof would not extend beyond the containers and with its low pitch it would not have any material impact on outlook, daylight or sunlight to neighbouring properties. Due to the nature of the proposals, neither would there be impact by way of harmful loss of privacy to neighbouring properties.

It is considered that the removal of the existing tented roof structure and the installation of a new roof can take place without recourse to a Construction Management Plan and associated contribution and bond.

- 2 One objection was raised which has been addressed above. The site's planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with A1, D1, D2, E1, E2, G1 and TC6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).
- 4 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.
- 5 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](http://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.

- 6 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP

before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a 'Biodiversity Gain Site'.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

#### 7 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been

made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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