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London Borough of Camden
Planning and Borough Development
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FOA Ewan Campbell

Our ref: LJW/NFD/AKG/J10115

Dear Ewan

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
First Floor and Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1**

On behalf of our client, The Camden Market Management Company Limited (the 'Applicant') we enclose an application for planning permission in respect of the use of The First Floor of the Horse Hospital, Stables Market, Camden, London, NW1 (the 'Site'):

No physical works are proposed as part of the planning application.

Site and Surroundings

The site is located within Camden Stables Market, comprising a mix of market retail, food and beverage, leisure, employment and evening entertainment floorspace The Horse Hospital is Grade II* listed and within the Regents Canal Conservation Area.

The site is located within the Camden Town designated town centre.

Relevant Planning History

The Horse Hospital First Floor has planning permission for use as an art gallery/exhibition space and bar (sui generis), as permitted under planning permission ref: 2007/3365/P, dated 1 November 2007.

A further planning permission was granted for use of the first floor as an immersive theatre space, drinking establishment with ancillary events (sui generis) under ref 2020/4731/P.

The Proposal

Following the departure of the Peaky Blinders immersive theatre concept, the Applicant is keen to provide a flexible Sui Generis use which can be used as a live music, drinking establishment, exhibition and events and immersive theatre space. The market has always been a place which

enables startup businesses to thrive and it is considered that the flexibility in the definition of the sui generis use to include live music, exhibition and events (including the opportunity to provide yoga and wellness classes) will enable tenants to change without having to re-apply for planning permission which ultimately loses time and revenue.

On 4th February 2025, the Mayor of London launched a new Nightlife Taskforce to help support London's life at night. The Mayor of London, Sadiq Khan, said: *"London's nightlife industries are vital to the success of our capital, but, as with other cities across the country, they have faced a huge range of challenges in recent years. The rising cost of living and operational costs, shifts in consumer behaviour, staffing shortages and licensing issues have all been hitting businesses hard. This proposal supports the nighttime economy.*

The Applicant has experience of dealing with uses of this nature and the Operational Management Plan prepared by the proposed tenant Tape London adheres to the Applicant's requirements in terms of hours of operation and a robust dispersal strategy to encourage users to exit the market in the direction of Camden Town and Chalk Farm Road underground stations. It should be noted that Tape London will also use the ground floor of the Horse Hospital and the terrace which sits outside of the scope of this application.

Planning Policy

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 National Planning Policy Framework ('NPPF') (as updated December 2024);
- ii. The London Plan, being the Spatial Development Strategy for Greater London (2016); and
- iii. The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Camden Council has also consulted on its Draft New Camden Local Plan which is expected to be adopted in 2026. At this stage, the plan is of limited weight.

Statutory Legislation

As the site is located within a conservation area and is Grade II* listed, statute regarding the historic environment is relevant.

Section 66 of the Planning (Listed Buildings and Conservations Area) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Assessment

The proposed use is comparable to the existing planning use. 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. Paragraph 9.35 states that new entertainment uses can add to the vitality and vibrancy of Camden's centres.

The proposed (sui generis) use is an acknowledged main town centre use within the Camden Local Plan. Given that the site is located within Camden's town centre where a mix of town centre uses is supported the proposed use is considered acceptable in principle.

The proposed use would also attract locals/Londoners/young people and tourists to the market and would therefore contribute to and support the function of the market and would not harm the character and appearance of the market in line with Local Plan Policy TC6.

Operational Management

The proposed tenant, Tape London has prepared an Operational Management Plan (OMP).

The OMP sets out the opening hours, servicing and delivery details, waste strategy, staff numbers, number of visitors and crowd/queue management. The OMP is similar to the previously approved OMP. The hours of operation are as follows:

Mon - Sat 12:00 - 02:00

Sun 10:00 - 00:00

Heritage

Camden 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.

No physical works are proposed, and the access arrangements will remain as per the existing situation.

It is therefore considered that the proposals are compliant with heritage policy at all levels.

Amenity - Noise

Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours through ensuring their amenity is protected. Noise is a factor that will be considered to protect the local amenity of communities, occupiers and neighbours.

Local Plan Policy A4 seeks to ensure that noise and vibration is controlled and managed. Planning permission will not be granted for development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

Policy TC4 also seeks to ensure that the development of food and drinking uses does not cause harm to the character, function, vitality and viability of a town centre, the local area or the amenity of neighbours.

The proposal does not include any new plant equipment. The tenant has experience in mitigating sound bleed. The tenant will use sound systems designed to minimise acoustic disruption, and will agree pre-set decibel limiters in the venue, where appropriate, to ensure acoustic levels do not exceed any conditional limits.

As per the previous application, notices are permanently displayed at each exist asking patrons to be considerate to neighbours when leaving and that the premises operate a dispersal policy.

The Applicant is willing to accept the following conditions which were cited on the previous decision notice, namely *“Music noise levels in the 63Hz and 125Hz octave centre frequency bands (Leq) should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq), respectively”*.

“All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons”.

The proposals are therefore considered to be in accordance with Local Plan Policies A1 and A4.

Transport and Servicing

Local Plan policy T1 expects developments to provide cycle parking. In accordance with the previously approved application, the Applicant has provided 24 cycle spaces within the market adjacent to the Gin Store, Long Stable and the Horse Hospital ramp.

Local Plan Policy TC6 states applications relating to markets will be assessed on their impact on transport and pedestrian movement, including the effect on access and servicing.

The OMP sets out that the waste management for the proposed uses will be managed in accordance with the existing waste collection infrastructure and on-site storage facilities at the Stables Market.

The site has an excellent Public Transport Accessibility Level (PTAL) 6A. Camden Town underground station is located approximately 380m to the south and Camden Road Overground Station is located 650m to the west. Chalk Farm Road Underground station is located to the east.

Overall, it is not considered that the proposals will alter the existing transport, pedestrian and servicing movements at the Stables Market, in line with Camden Local Plan Policy TC6.

Enhancing the Stables Market

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 states that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The proposals are in line with Camden local policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market. The diversification of the Stables Market offer will enhance the vitality and activity within this part of the market. The proposed uses will also act as an anchor drawing people through the market to this location and attracting a wider range of visitors which will help contribute to securing the Stables Market's long-term future.

Conclusion

The proposal contributes to the diversification of the Stables Market in line with Camden's town centre and market planning policies and is one which will encourage a new range visitors to the market, so contributing to the success of the market at large and to the appreciation of its heritage assets in line with Local Plan Policies D2 and TC6.

In line with the Camden Renewal Commission's objectives to deliver a thriving local economy and support the success of local businesses, the introduction of the proposed uses to this location will improve footfall to the site's immediate area and as a consequence will contribute to the turnover of smaller retailers in the Stables Market North Yard.

It is considered that the proposals for which planning permission is sought complies with the relevant statutory tests and planning policies within the Camden Local Plan. It is considered that there are no material considerations of sufficient weight to determine that the application is other than in accordance with the Development Plan, on this basis, planning permission should be granted for the application accordingly.

Supporting Documents

In support of each of the applications, we enclose the following documents:

- Completed Application Form and certificates;
- Site Location Plan, prepared by Labtech;
- Completed CIL Form, prepared by Newmark;
- Existing and proposed plan drawings, prepared by Labtech and
- Operational Management Plan, prepared by Tape London

The requisite application fees have been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation of the applications in due course. In the meantime, please do not hesitate to contact Natalie Davies) of this office should you have any questions regarding the above.

Yours faithfully

Newmark Gerald Eve LLP

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