

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	06/12/2012
		N/A		Consultation Expiry Date:	22/11/2012
Officer			Application Number(s)		
Jenna Litherland			2012/5455/P		
Application Address			Drawing Numbers		
Forecourt of Thames Link Railway Station Iverson Road London NW6 1PF			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Use of station forecourt as a farmers market every Saturday between the hours of 10am - 2pm (Retrospective).					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	287	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>Notifications letters were sent to 2 neighbours and a site notice was displayed from the 07/11/2012 until 28/11/2012.</p> <p>The application has received 284 letter of support, details of the address of all the letter of support will be provided in an addendum to this report prior to the Member's Briefing meeting on the 3rd December.</p> <p>Letters in support of the application express the following:</p> <ul style="list-style-type: none">• The market improves the sense of well being and community in West Hampstead;• Provides good quality fresh food which is otherwise lacking in the area;• The market traders are very friendly;• The market benefits the other shops as well as it draws people to the area;• Makes good use of the forecourt which is often used for parking contractor vehicles during the week;• The market should be extended to during the week as well;• Would like to see the cultural diversity of the community reflected in the stalls;• The area is always left very clean and tidy afterwards;• Great opportunity to support British Farmers;• The market is well run and organised;• Supports the local economy;• Provides ethically produced food which you cannot get elsewhere in the area;• Causes no traffic distribution unlike Tesco's and Sainsbury's.• It should be conditioned what the Kiosks will look like. <p>2 letters of objection been received from the occupiers of 5 Ranulf Road and Flat 1, 31 Dennington Park Road and one letter of comment has been received from occupier on 82 Mill Lane.</p> <p>Concerns are on the following grounds:</p> <ul style="list-style-type: none">• This should not be given permanent approval, the market impedes pedestrian access to the Thameslink Station;• The permission should be temporary to give the planners and the community a chance to rethink the layout;• This area is used for evacuations of the station it is unsafe to have the market here;• There is a public square being built in the near future for a farmer market at 187-199 West End Lane (ref: 2011/6129/P);• The crossing adjacent to the forecourt is very busy and will become more dangerous as a result of the proposal ;• The number of stalls should be reduced to lesson impact on traffic / pedestrian safety so that the forecourt can still be used in emergency evacuations. <p><i>Please see the main body of the report for the case officer's response.</i></p>					

**Local groups
comments:**

West Hampstead Local Consultation Group:

The request for retrospective planning for the Farmers Market should be looked at annually and suspended when football matches and other large events take place at Wembley. The open space for the concourse was to provide unimpeded access for crossing the road in safety and pedestrian circulation to the station and at the junction with West End Lane and Iverson Road traffic lights.

The need for a Farmers Market in West Hampstead has been recognised by the WHLCG obtaining planning permission for a public square for the purpose of a farmers market incorporated in the new development 187 -189 West End Lane.

Before granting permission the following should be considered:

- The concourse is needed for emergency access to the station in the event of crowds gathering on the station platforms if there are problems on the Thameslink Lines.
- The build up of people happens very quickly and the safe evacuation of passengers and pedestrians, not to mention emergency vehicle access is crucial. With longer trains there is a measured increase in passengers.
- The popularity of the market for local shopping and community discourse means that people stand around with buggies and children, chatting to friends as well as people trying to shop. This causes congestion so the market stalls are also using the pavement access to sell their produce causing passengers with luggage to use the road.
- There should be a limited number of stalls for the produce of a farmers market with contained access so that passengers with luggage, buggies and wheelchairs can reach the station safely and unimpeded.
- There is a need for bollards and a barrier fixed to prevent cars using the concourse for parking during the week as this is Network Rail land so the parking officers cannot issue tickets for illegal parking.
- There are insufficient lavatories in the area for the influx of people.
- The unsightly banner hung between the trees, which have TPOs on them should be removed because it is next to the bird nesting boxes.
- There should not be any permanent markings or stalls on the concourse as this a public open space for the circulation of pedestrians.
- It should be considered as temporary until the new public square becomes available and not be used as a permanent market place or overflow.
- It should not be used as a market place for any other form of market as the supervision could not be guaranteed.

Please see the main body of the report for the case officer's response.

Site Description

The application site comprises a tree lined forecourt area adjacent to the West Hampstead Thameslink Station in West Hampstead on Iverson Road. The site is west of West End Lane and is bounded to the north by the railways tracks and by Iverson Road to the south.

The application site is not located within a Conservation Area. However, West End Green Conservation Area is north of the former ticket office and includes the terraced properties on West End Lane to the north of the railway tracks. The site is located within West Hampstead Town Centre. The application site is designated as Private Open Space.

Relevant History

2012/4551/A: Display of 1x hanging banner between trees at West Hampstead Thameslink station forecourt on Iverson Road for a temporary period until 31/12/2012. **Granted conditional permission 26/10/2012**

2008/4319/P: Construction of new footbridge, stairs, lifts and step free link to Iverson Road. **Granted conditional permission subject to S106 13/03/2009.** This permission has been implemented.

At 187-199 West End Lane

2011/6129/P: Redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished). **Granted conditional permission subject to S106 30/03/2012.**

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 improving Camden's Health and well-being

Development Policies

DP11 Markets

DP16 The Transport Implications of Development

DP17 Walking, Cycling and Public Transport

DP18 Parking Standards and Limiting the Availability of Car Parking

DP19 Managing the Impact of Parking

DP20 Movement of Goods and Materials

DP21 Development Connecting to the Highway Network

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 – Design

CPG5 – Town Centres, Retail and Employment

CPG7 - Transport

Assessment

London Farmers Market (LFM) proposes to utilise The Forecourt at West Hampstead Thameslink on Iverson Road for a Farmers Market every Saturday from 10am until 2pm. The proposed use has already commenced.

The main planning issues in this instance are as follows:

- Principle of the change of use;
- Impact on neighbour amenity;
- Transport issues.

Assessment

Principle of the change of use

Development Policy DP11 states that the Council will support new markets that will not cause individual or cumulative harm to the local area and will assess applications under considerations such as effect on local residents; transport network; effect on local centres; disposal of refuse; community safety and noise and toilet provision.

In this instance it is proposed to use approximately 80% of the forecourt for a farmers market from 10am until 2pm every Saturday. The proposed use of the site as a market will not incorporate any physical changes to the square and will have a maximum of 27 stalls on site.

The site is located within West Hampstead Town Centre and could potentially encourage people to visit the centre, it is not considered that the market would be of such a size that it would have a detrimental impact on other local shops within the Centre, and could compliment some of the goods and services available.

The applicant has submitted a detailed LFM Method Statement which outlines how the site will be managed and states that a manager will be present at all times, from approx 7am until approx 3.30 and this person will be responsible for any issues in terms of damage to property to ensuring that the refuse is cleared from the site. The submitted LFM Method Statement confirms that the site would be cleared of rubbish once stores are removed and if necessary washed down and swept. In order that LFM comply with these proposals, the submitted LFM Method Statement would be included as part of the approved plans in the decision notice.

West Hampstead Local Consultation Group advise that the permission should only be granted on a temporary bases until such a time that the public square comes forward at 187-199 West End Lane (ref: 2011/6129/P). It is currently unknown when the development at 187-199 West End Lane will come forward. Furthermore, considering the scale of the market which will only operate 1 day a week it is not considered the proposed markets would have a cumulative negative impact on the character, function and viability of West Hampstead Town Centre.

Impact on neighbour amenity

In terms of the impact on local residents, it is considered that this will be minimal given the fact that the market will only take place once a week. Notwithstanding this, the closest residential units are located opposite the application site on Iverson Road, however due to the proposed hours of operation it is considered that amenity of these neighbours would be largely unaffected. It is also quite a wide road so there would be a degree of separation.

Transport issues

In terms of the impact on the local transport network, the Council's Transport department were consulted and they have no objection. In the submitted design and access statement and LFM Method Statement, the servicing arrangements for the site are described. Servicing would commence after 7am and would be complete by approximately 3.30pm. No more than 5-10 vehicles will be permitted on the site at any one time. During set up when vans are unloading, pedestrians will be diverted around the forecourt area and encouraged to use the public footpath adjacent to the forecourt on Iverson Road. In order that LFM comply with these proposals, the submitted LFM Method Statement design and access statement would be included as part of the approved plans in the decision notice.

On the whole the application has received significant support from local residents. However, concern has been raised that the proposal would impede pedestrian movement to the Thameslink Station and would occupy spaces required for an emergency evacuation of the station. The Transport Planner has confirmed that sufficient space is left to allow for an emergence evacuation of the station. This should alleviate local residents concerns. Concern has also been raised in relation to impact on pedestrian safety at the pedestrian crossings on Iverson Road close to West End Lane. It is considered that the proposed stalls are sufficiently set away from

the crossing not to have an adverse impact on this crossing.

The forecourt also includes an area of cycle parking. The proposed market stall would not impact on access to the cycle stands.

The site has a PTAL rating of 6b (excellent) which means that it is highly accessible by public transport, hence there would be very few if any people, who would drive to this market.

West Hampstead Local Consultation Group have advised that toilets should be provided, however it is considered that because of the limited opening hours and the location of a market within a Town Centre there is not considered to be a need to provide toilet facilities.

Other matters

West Hampstead Local Consultation Group have raised the following issues which cannot be considered or assessed through this application:

- They advice that there is a need for bollards and a barrier fixed to prevent cars using the concourse for parking during the week as this is Network Rail land so the parking officers cannot issue tickets for illegal parking. The current proposal is solely for the use of the forecourt for a market one day a week therefore it is not possible to address this issue through the current application.
- That request that the banner hung between the trees, which have TPOs on them should be removed because it is next to the bird nesting boxes. This advert has been issues temporary advertisement consent until 31/12/2012 (ref: 2012/4551/A). Following this date the advert should be removed.

Conclusion

In light of the above, the proposed introduction of a farmers market at this location for one day per week from 10am until 2pm is considered to be acceptable. The proposal is considered to comply with the relevant policies of the LDF and will not detrimentally impact on the local transport network, local residents or West Hampstead Town Centre. Furthermore, given that there are no physical alterations proposed, the status of the open space area is protected.

Recommendation: Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 3rd December 2012.

For further information please click [here](#).