

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/12/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		15/12/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2011/5561/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Torrington Square/Byng Place London WC1E 7HY				Refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Use as a farmers market every Thursday (Sui Generis).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	100+	No. of objections	00
				No. electronic	35		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 18/11/2011 until 09/12/2011</p> <p>A press notice was displayed in the Ham &amp; High from 24/11/2011 until 15/12/2011</p> <p>A petition with over 60 names was also received by the Council.</p> <p>It is noted on our system that there was one letter of objection but this is <u>not</u> the case and was incorrectly entered.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Bloomsbury CAAC – letter received 07/12/2011 stating ‘no comment’					
<b>Site Description</b>							
<p>The site for the proposed Farmers Market is at the northern end of Torrington Square in Bloomsbury Conservation Area. Torrington square is a pedestrian square with public access, the vast majority of which is gravel surface with some areas lawned – it is noted that there are no TPO's relating to this square. To the west of the site lies UCL, whilst student accommodation and Woburn Square are east of the site. Byng Place is the main vehicular entrance to the square (which is protected by a barrier). The site is located within the Central London Area.</p>							
<b>Relevant History</b>							
None relevant							

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CA5 Managing the impact of growth and development

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 (CMP/SMP)

DP21 Development Connecting to the Highway Network (Highway Works

DP25 conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## Assessment

London Farmers Market (LFM) proposes to utilise Torrington Square for a Farmers Market every Thursday from 9am until 2pm.

#### The main planning issues in this instance are as follows:

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

#### Assessment

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 50% of Torrington Sq for a farmers market from 9am until 2pm every Thursday. The proposed use of the site as a market will not incorporate any physical changes to the square and will have a maximum of 20-30 stalls on site.

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, academic residential accommodation is located east of the site, however due to the proposed hours of operation it is considered that academic staff would be in university at these times and would therefore be largely unaffected.

In terms of the impact on the local transport network, the councils Transport department were consulted and they have no objection. In the submitted design and access statement, the servicing arrangements for the site are described. Servicing would commence after 7am and would be complete by 4pm at the latest. It is acknowledged that most of the servicing activities would take place off the public highway. This would involve as many as 20 motor vehicles making deliveries to the various market stalls. It is also acknowledged that the site would be cleared of litter at close of business. In order that LFM comply with these proposals, the submitted design and access statement would be included as part of the approved plans in the decision notice.

Furthermore, the site is located at the northern end of Torrington Square at Byng Place. The site has a PTAL rating of 6b (excellent) which means that it is highly accessible by public transport. Byng Place also forms part of London Cycle Network Route 0 (Seven Stations Circular Route) so the site is also highly accessible by bicycle, hence there would be very few if any people, who would drive to this market.

The inclusion of a farmers market in this location is not considered to impact adversely on any local centres, this area is not within a local centre and is therefore not well served by supermarkets. As such, a farmers

market for one day per week is not contentious in that respect.

The applicants have submitted a detailed 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 method statement will be included in the decision notice as an approved document.

Because of the limited opening hours and the location of a market within a public square there is not considered to be a need to provide public conveniences.

### **Conclusion**

In light of the above, the proposed introduction of a farmers market at this location for one day per week from 9am 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 local centres. Furthermore given that there are no physical alterations proposed, the special status of the open space area is protected.

**Recommendation:** Grant planning permission

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