

10 November 2007      Our Ref: JCL/101

Development Control  
The London Borough of Camden  
Camden Town Hall  
Argyle Street  
London WC1H 8ND



Dear Sirs

**CAMDEN MARKET, 192-200 CAMDEN HIGH STREET, LONDON NW1  
PLANNING APPLICATION FOR PROPOSED NEW CANOPY TO COVER  
GROUND AND MEZZANINE FLOORS.**

On behalf of the Owners of the Camden Market in Camden High Street we enclose herewith all the necessary documentation with regard to the above application.

The application will not come as a surprise to the Case Officer who has been responsible for consideration of applications relating to the Camden Market for some time now. She is Kirin Chauhan who we met, with her colleague responsible for Conservation issues, Leo Hammond, in your offices in Argyle Street on 14 September 2006.

At that meeting it was suggested that a further pre-application meeting would be helpful. We subsequently sent revised conceptual plans to Ms Chauhan on 24 April 2007 seeking comments or a meeting but to date we have had no response in this regard.

Under the circumstances I am sure Ms Chauhan will agree that the best way forward is for us to submit the application herewith enclosed. Nonetheless, since the proposals are unusual, exciting and in some respects radical we would very much like the opportunity to explain them further to Ms Chauhan and Mr Hammond before the Officer's Report is finalised and, in due course, to address your Committee concerning the scheme.

The site has a long history which you will have records of and I do not propose to set it out in full here. Suffice it to say that time and time again, since I was instructed relating to the site over 20 years ago, the importance of the Camden Market to Camden Town has been endorsed by Planning Inspectors. Most recently, by way of a judgement on judicial review, Mr Justice Collins expressed the view that the UDP Inspector had, on this rare occasion, not given sufficient weight to the importance of the Camden Market. He therefore quashed the then proposed lack of reference to future market use for the application site in the UDP.

The lack of any reference to this important judgement in the Planning Brief for an area including the application site, which was formally adopted in October of this year, unfortunately limits how helpful that document can be. Nonetheless the Brief certainly does not preclude ongoing market use, and a building to accommodate that use, provided certain design criteria are met (see paragraph 7.72).

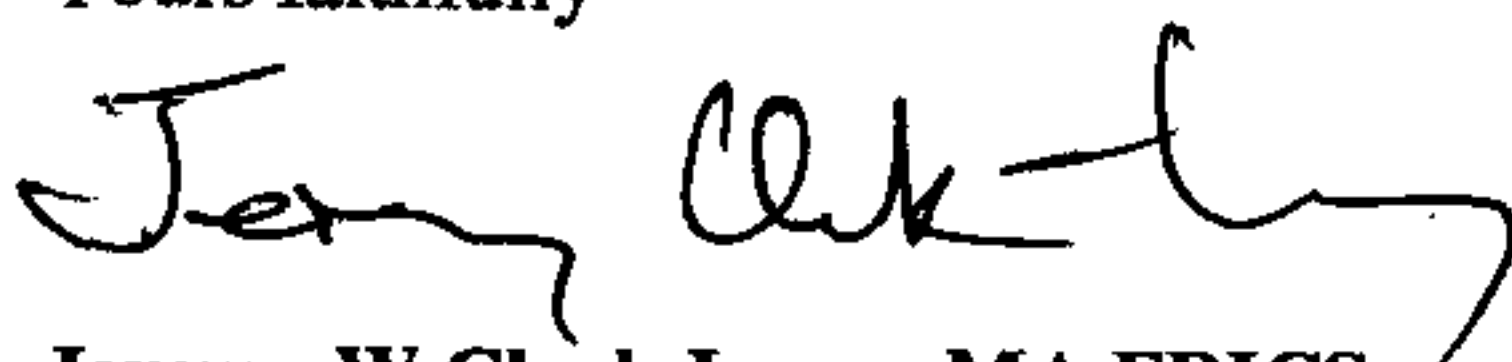
In fact the principal of a building to house the market on the application site was established by way of an appeal decision and this permission was subsequently renewed as recently as in March 2004. It remains implementable until March 2009.

However the Applicants have taken the view that the rather Victorian looking building which is permitted is not now the best solution for the site. Also the café element of the permitted scheme is no longer considered necessary and no doubt in planning terms this will be considered to be an advantage. What is required is the maximum possible space for market stalls at a time when the Camden markets generally are under threat with existing sites being redeveloped and numerous stalls lost with their former stall-holders having nowhere to go. That is what is proposed.

The issue in this case is not, therefore, land use but rather the qualities of the innovative design proposed. In this regard I refer you to the Design and Access Statement which sets out the design philosophy and how it evolved.

An early decision would be greatly appreciated but I repeat that if further explanation of the proposals is required both I and the scheme Architect, James Burland, will be happy to meet both Officers and Members at any mutually convenient time.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jeremy Clark-Lowes', with a stylized flourish at the end.

**Jeremy W Clark-Lowes MA FRICS**