

Ms Cheryl Cohen
London Farmers Markets
11 O`Donnell Court,
Brunswick Centre
LONDON
WC1N 1NY

Application Ref: **2006/5317/P**
Please ask for: **Victoria Lewis**
Telephone: 020 7974 **3500**

09 March 2007

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**Primrose Hill Primary School
36-40 Princess Road
London
NW1 8JL**

Proposal:

Continued use of school playground for farmers market on Saturdays between 10:00 - 14:00 (Use Class A1)

Drawing Nos:

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

Condition(s) and Reason(s):

- 1 The use hereby permitted shall only be open to the public on Saturdays between the hours of 10:00-14:00. Reason: To safeguard the amenity of adjoining residential occupiers, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.



- 2 No vehicles associated with the use hereby permitted may arrive or depart, be loaded or unloaded at or from the site outside the hours of 08:30-15:00 on Saturdays. Reason: To safeguard the residential amenity of neighbouring residential occupiers, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 3 No refuse associated with the use hereby permitted shall be stored outside the site, either on the pavement or the highway. Reason: In the interests of highway safety and the visual amenities of the area, in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 4 The total area of the site to be used for the market stalls shall not exceed 1,430 square metres and shall not be located outside the hatched area identified on the site location plan, unless otherwise agreed in writing by the Local Planning Authority. Reason: Any increase in the size of the market would require further consideration of potential impacts upon residential amenity, impact upon the retail function of neighbouring centres and highway safety, in accordance with policies SD6, R1, R2 and T9 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 5 No music associated with the market use shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, R1, R2 and R4 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 6 Noise levels from any plant associated with the market shall at a point 1 metre external to sensitive facades be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are 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 10dB(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 SD6, SD7B and SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 7 The number of stalls to be used for market purposes shall not exceed 50, unless otherwise agreed in writing by the Local Planning Authority. Reason: Any increase in the size of the market would require further consideration of the potential impacts upon residential amenity, the retail function of neighbouring centres and highway safety, in accordance with policies SD6, R1, R2 and T9 of the London Borough of Camden Replacement Unitary Development Plan 2006.
- 8 Details of the means of ensuring no contamination of the playground by oil from stallholder's vehicles or produce from the market shall be submitted to and

approved in writing by the Local Planning Authority within 1 month of the date of this decision. The development shall be carried out in accordance with the detail thereby approved unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the health and safety of the users of the site, in accordance with policy SD10 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 There shall be no more than 5 stalls cooking food for sale in association with the market use and any such stalls shall be located at least 15m away from the boundary of the site with the rear of residential properties at 24-34 Princess Road.

Reason: To safeguard the amenities of adjoining occupiers in accordance with the requirements of policies S1, S2, SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 The use hereby permitted is for a temporary period only and shall cease on or before 01/02/2008, at which time the premises shall revert to their former lawful use which is a school playground.

Reason: In order that the long term use of the site may be properly considered in accordance with policy S1, S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 The market hereby permitted shall be for the direct sale of farm produce only and shall not be used for the sale of general retail goods or as a car-boot sale, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable further consideration of the potential impacts upon residential amenity and the vitality and viability of neighbouring retail centres, in accordance with policies SD6, R1 and R2 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1, S2, R1, R2, R4, SD1 SD5, SD6, SD7, SD8, SD9, SD10, B1, B7 and T16. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 You are advised to comply with the requirements of the London Borough of Camden's Code of Practice for the Operation of Markets on Private Land (1992). For further information please contact the Health and Safety Team on 020 7974 6767.

- 3 You are advised that advertisement consent is likely to be required for any banners displayed on the building. The appropriate forms can be downloaded from www.camden.gov.uk/planning Any unauthorised display of banners could result in

enforcement action.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink that reads "Robert Scowfield". The signature is written in a cursive style.

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

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