



GERALDEVE

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London Borough of Camden
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17 January 2017

Our ref: LJW/NTD/HMU/J10363

Your ref:

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Dear Sir,

Arch 07, Stables Market, Chalk Farm Road NW1

We write to you on behalf of our client, Castlehaven Row Limited, to submit an application for the replacement of the existing take-away units within Arch 07 which is located beneath the railway arches between Building C and the Provender Store in Stables Market.

Specifically, planning permission is required for the following:

“The demolition of the existing market structures and the replacement with 6 small takeaway food outlets (Class A5) within Arch 07, Stables Market.”

This application follows the first phase of the transformation of the Stables Market which has principally focused on the sensitive restoration of the listed buildings across the site and rectifying past unsympathetic alterations. With this phase now drawing to a close, the Applicant is now looking to the next phase to upgrade the remainder of the market and to ensure that it continues to remain a vibrant and successful market well into the 21st Century.

Site

The application site is beneath the railway arches and located at the south-eastern corner of Stables Market on Chalk Farm Road. The site currently contains 5 takeaway stalls and also serves as a pedestrian route from Building C on Camden Lock Place through to the historic Stables Market beyond. The takeaway stalls currently extend beyond the confines of the railway arch and into the adjacent walkways.

The application site is located within an enclosed, long established market on Chalk Farm Road. The site contains a number buildings and market stalls most of which are in retail and food use.

Stables Market contains a number of Grade II listed buildings and structures. The Provender Store to the north and stables fronting Chalk Farm Road.

The whole Stables Market site is located within the Regents Canal Conservation Area.

Proposals

The proposals seek to replace the existing unattractive and sprawling fast food stalls with new, more robust and contextual market structures within Arch 07 to provide 6 small individual hot food (Class A5) units, 3 on each side of the arch. The combined area of the stalls will be 44 sq m, and will replace the existing stalls which are 63 sq m in size. The width of the existing pedestrian route through will be retained.

This application represents the first of many applications to replace the existing dilapidated market stalls and frontages across the wider site. We have met with you and Catherine Bond to discuss the proposed design of the stalls. This phase of work will replace the existing stalls and structures with permanent, high quality stalls which will all be designed in accordance with the same architectural language. Piercy and Co. Architects have been developing this language in close consultation with the Council. The proposals for the wider site will see the removal of the temporary structures and unregulated signage with appropriately designed market structures befitting the historic character of the site.

Planning Policy Context

The site is subject to the following planning policy designations:

- Regents Canal Conservation Area; and
- Town Centre.

Land Use

Core Strategy Policies CS3 and CS7 identify town centres as suitable locations for the provision of food, drink and entertainment uses.

Development Policy DP12 seeks to ensure that development of food and drink uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.

In this regard, the proposed hot food stalls are located within an established food and retail market. The application site itself currently accommodates 5 fast food stalls.

There are no existing residential uses in the vicinity of the site; therefore residential amenity will not be affected by the development. Any kitchen fumes are to be expelled at high level to ensure smells disperse away from the site. Further details can be found within the Design and Access Statement.

Design

Policy CS14 requires the highest standards of design that respects local context and character and also seeks to ensure that development preserves and enhances Camden's rich and diverse heritage assets and their settings.

Policy DP24 reiterates Core Strategy policy and specifically requires developments to consider the character setting, context and the form and scale of neighbouring buildings; character and

proportions of the existing building; quality of materials; the provision of visually interesting frontages at street level; and the appropriate location for building service equipment.

In this regard, the market structures are to be constructed from robust materials which draw upon the industrial character of the wider site. The stalls will provide fully active frontages in the form of bi-folding servery hatches which will be locked up overnight. As the fast food units will no longer extend out beyond the railway arches and into the adjacent pedestrian routes to the north and south, this will increase the width of these passageways, thereby improving pedestrian flows and sightlines in these locations.

The plant information can be found within the Design and Access Statement accompanying this application.

The individual tenants will be required to utilise the identified signage zones for advertisement as part of their lease thereby limiting the proliferation of signage over time, as is the existing situation.

In summary, it is considered that the proposals will significantly enhance the appearance of this part of the market particularly when compared with the existing stalls. This area of the site has historically been occupied for hot food stalls and there are no residential uses in the vicinity which could be considered to be adversely affected by the development.

Accordingly, we enclose a cheque for £195 made payable to London Borough of Camden and the following application documentation has been submitted online:

- A site location plan;
- A Design and Access Statement (containing the ventilation extract details); and
- Existing and proposed plans.

We look forward to the expeditious validation of this application. Please contact Hannah Murray (020 7333 6277) of this office should you have any queries.

Yours faithfully,



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