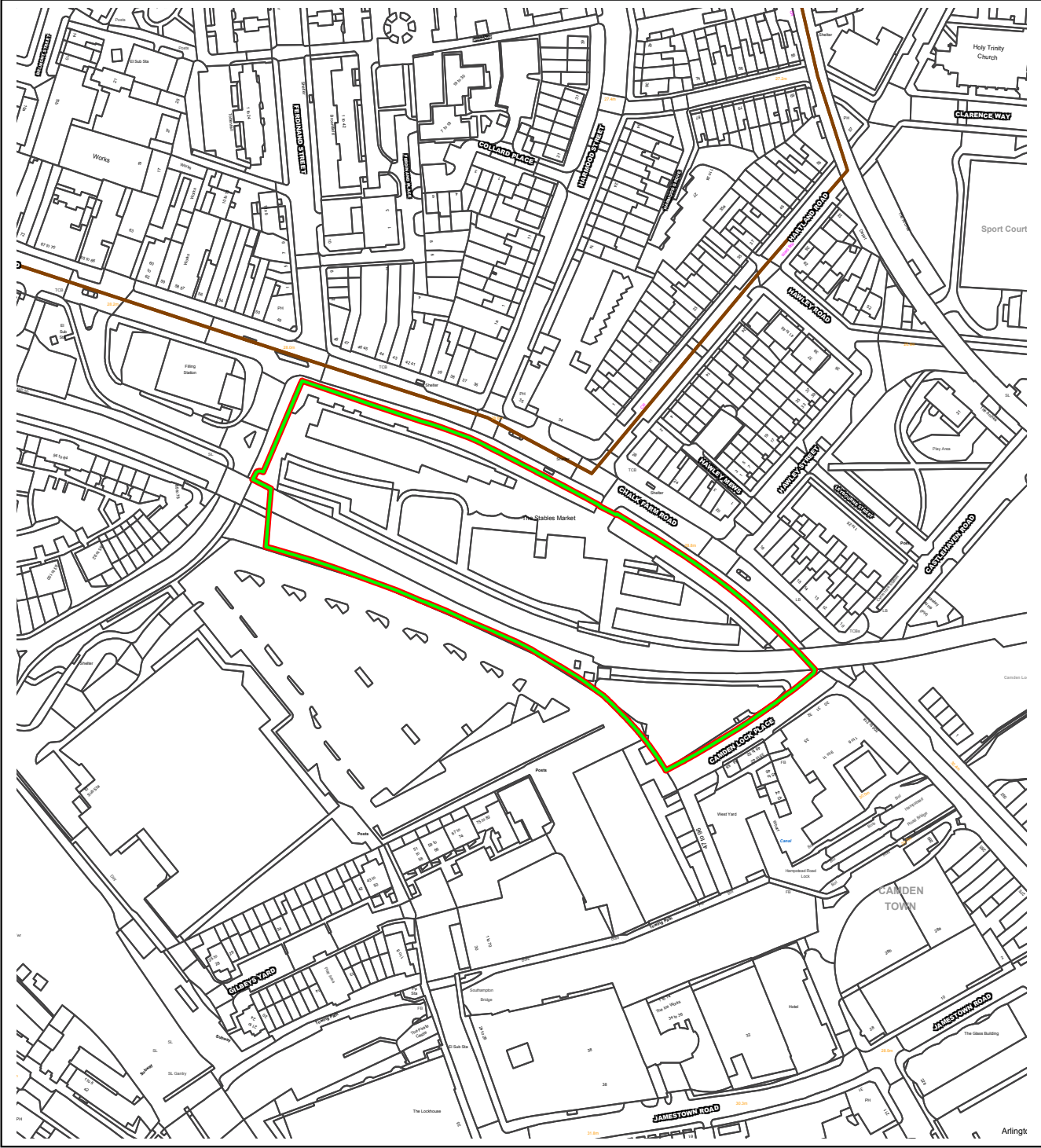


# The Stables Market 2017/1034/P



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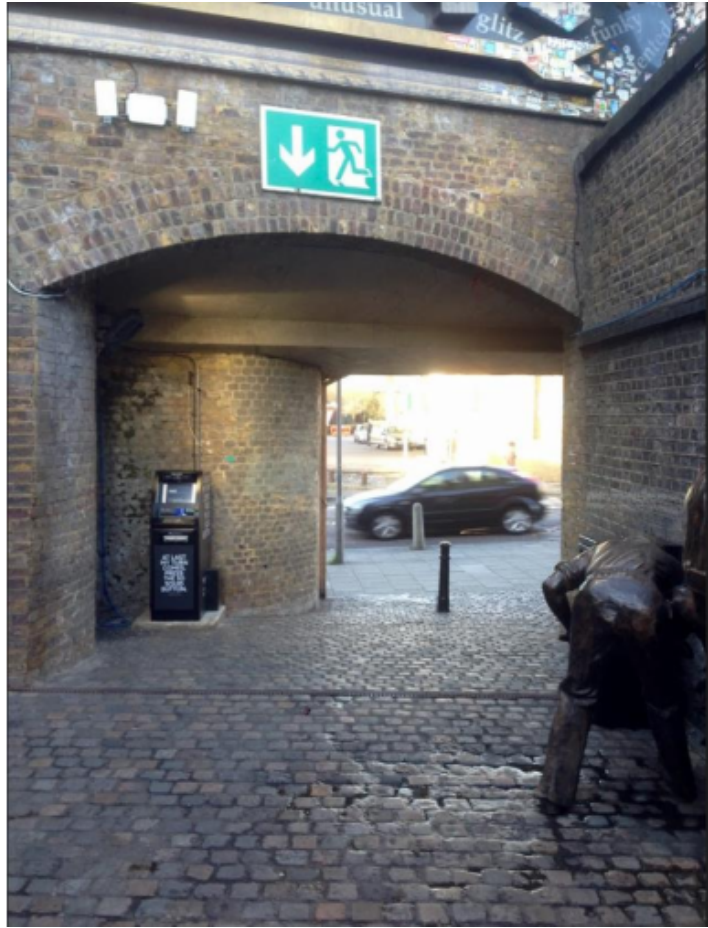


Photo 1: North Yard ATM in position



Photo 2: Proposed location of Gin House ATM.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>20/04/2017</b>
<b>(Members' Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>06/04/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			(i) 2017/1034/P (ii) 2017/1437/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
The Stables Market Chalk Farm Road London NW1 8AH			Please refer to draft decision notices		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
The installation of two ATM machines within the Stables Market.					
<b>Recommendation(s):</b>		(i) Grant conditional planning permission (ii) Grant conditional listed building consent			
<b>Application Type:</b>		(i) Full Planning Permission (ii) Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed between 15/03/2018 and 05/04/2017 and the application was advertised in the local press on 16/03/2017 (expiring 06/04/2017).</p> <p>No comments were received from neighbouring residents.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Historic England confirmed that the Local Planning Authority is authorised to determine the application for Listed Building Consent on 13/03/2017.</p> <p>Regents Canal Conservation Area Advisory Committee (CAAC) objected on the following grounds:</p> <p>The signage on the ATMs is contrary to Council Policy on signage in conservation areas and damaging to the conservation area.</p> <p><i>Officer response</i></p> <p><i>The writing shown on the proposed ATMs is considered to be relatively discreet and would have limited impact on the character and appearance of the conservation area and listed buildings due to the unobtrusive positioning of the ATMs within the markets. The Council's Conservation Officer has assessed the proposals and has no objection to the signage or to the ATMs themselves.</i></p>					

## **Site Description**

The application site comprises the Camden Stables Markets, which is bounded by Camden Lock Place to the east and Regents Canal to the south. The site contains a number of buildings and market stalls which are predominantly retail and food use.

This application relates more specifically the North Yard to the western boundary of the site and the Gin House in the centre.

The application site is located within the Regents Canal Conservation Area and contains a number of Grade II and II\* listed buildings and structures.

## **Relevant History**

2016/3874/P - Erection of four single storey structures to provide 8 x hot food takeaway units (Use Class A5) following demolition of existing four units (Use Class A5). Granted 22/09/2016.

## **Relevant policies**

### **National Planning Policy Framework 2012**

### **London Plan 2016**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)  
CS17 (Making Camden a safer place)

#### **Development Policies**

DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

#### **Supplementary Planning Guidance**

CPG1 (Design) 2015  
CPG6 (Amenity) 2011

#### **Regent's Canal Conservation Area Statement 2008**

#### **Draft Camden Local Plan**

The Camden Local Plan was formally submitted to the government for public examination in summer 2016. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

G1 Delivery and location of growth  
A1 Managing the impact of development  
D1 Design  
D2 Heritage  
C4 Safety and security

## **Assessment**

### **1.0 Proposal**

1.1 Planning permission is sought for the installation of two ATM machines within the Stables Market. One would be located centrally within the market next to The Gin House and the other would be installed next to the West Gate in the North Yard. Retrospective permission is sought for the North Yard ATM which has already been installed.

1.2 Both ATMs would be finished in black with white lettering. The Gin House ATM would be cylindrical whilst the North Yard ATM is rectilinear in form with a tapered top. Both ATMs measure 1.85m tall.

### **2.0 Assessment**

2.1 The principle considerations material to the determination of this application are as follows:

- Design (impact on the character and appearance of the Stables Market and wider Regent's Canal Conservation Area);
- Impact on neighbouring amenity; and
- Community Safety.

### **3.0 Design**

3.1 Policy CS14 aims to ensure the highest design standards from developments. This is supported by Policy DP24 which requires all development to be of the highest standard of design and to respect the character, setting, form and scale of the host building and neighbouring properties. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 Camden Planning Guidance (CPG1: Design, paragraph 7.38) makes specific reference to the design of ATM's. It states that "cash machines are only likely to be acceptable provided they are:

- treated as an integral part of a building's design wherever possible;
- not dominant in the shop display frontage in terms of size or materials; with minimal amount of display material".

3.3 This guidance is more applicable to the installation of ATMs within shopfronts, which is not the case in this instance as they are free-standing units situated within the larger market area.

3.4 The design and positioning of the proposed ATMs has been carefully considered to minimise any adverse visual or physical impacts on heritage assets across the site. They are all finished in black with white lettering which will reduce their visual impact and blend with London stock brick backdrops. They are reasonably modest in size and are freestanding, so do not involve the loss of any historic



fabric. The Gin House ATM is cylindrical and the other rectilinear in form with a tapered top, which is more recessive than a more box-like appliance. Both units would be fixed into the ground rather than the adjacent wall, which means that the North Yard ATM in particular would not cause harm to the adjacent Grade II\* Listed wall.

3.5 The ATMs are considered acceptable in design terms, and planning permission would be granted subject to the condition that both ATMs are removed should their use become redundant to prevent unnecessary clutter within the markets.

3.6 The ATMs are an acceptable size and height and are located within discreet positions so that they would be as visually unobtrusive as possible. There would be very limited views of the units from the wider conservation area and they are not considered to cause harm to the character and appearance of the application site, nearby listed buildings or wider Regents Canal Conservation Area.

3.7 The Council's Conservation Officer has assessed the proposals and does not object to the development.

#### **4.0 Amenity**

4.1 Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy. The proposals therefore accord with policy DP26.

#### **5.0 Community Safety**

5.1 Both units would be bolted to the ground with a chemfix chemical metal fixed into the holes to prevent them from being moved.

5.2 In response to queries raised by the Council's Designing out Crime Officer, lighting levels will be increased to achieve 40% uniformity required by BS 5489 and mirrored surfaces would be fitted to the ATM (as secured by condition). Existing CCTV covers the areas where the ATMs would be installed. The Officer also recommended a painted strip around the ATMs; however, this is not considered acceptable in design terms due to the visual impact and the potential harm caused to the cobblestones and setting of the adjacent listed buildings.

#### **6.0 Conclusion**

6.1 The proposals are considered acceptable and therefore it is recommended that planning permission is granted.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 2<sup>nd</sup> May 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***





Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/1437/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

21 April 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**The Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

**DECISION**

#### Proposal:

The installation of two ATM machines within the Stables Market.

Drawing Nos: Site location plan and Design and Access Statement received 22/02/2017.

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

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Executive Director Supporting Communities



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Both ATMs hereby approved shall be fully removed from the site should their use become redundant and all affected areas made good.

Reason: To safeguard the appearance of the market and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**

Miss Marnie Sommariva  
Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/1034/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

21 April 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**The Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

**DECISION**

Proposal:

The installation of two ATM machines within the Stables Market.

Drawing Nos: Site location plan and Design and Access Statement received 22/02/2017.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

Executive Director Supporting Communities



following approved plans: Site location plan and Design and Access Statement received 22/02/2017.

Reason:

For the avoidance of doubt and in the interest of proper planning.

3 Before the use of the ATMs commences:

- a. A mirrored surface shall be fitted to the ATM.
- b. Lighting levels shall achieve 40% uniformity in accordance with BS 5489.

The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally and create a safe environment in accordance with the requirements of policies CS5 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

4 Both ATMs hereby approved shall be fully removed from the site should their use become redundant and all affected areas made good.

Reason: To safeguard the appearance of the market and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DECISION**