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FAO David Fowler

Submitted via planning portal

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Our ref: LJW/GBR/MSO/J10161

Your ref: PP-06127817 / 2015/4961/P

Dear Sir

Town and Country Planning Act 1990 (as amended)
Application for Planning Permission for Continued Use of the Site as a Market
Camden Market (Buck Street), 192-200 Camden High Street, London NW1 8QP

We write on behalf of our client, Castlehaven Row Limited, to enclose an application for planning permission for the continued use of Camden Market (Buck Street), 192-200 Camden High Street ("the Site") as a market.

Background

The Site, which is an area of hardstanding, has been used as an open market since the mid 1980's. Temporary planning permission for the market use was most recently granted in 2015 under reference 2015/4961/P, this was for a two year period so the use is due to expire on 29 October 2017. This follows similar permissions in 2006, 2007, 2010 and 2013.

In addition to the temporary land use, a planning application was also granted under reference 2007/5973/P for the "erection of a canopy to cover ground and mezzanine floors and ancillary facilities to an open market". A Certificate of Lawfulness (reference 2014/5134/P) was issued in 2015 to confirm that this application has been lawfully implemented.

Since the previously approved application (reference 2015/4961/P) for the continued use of the Site as a market, TfL has brought forward proposals to develop a new second entrance to Camden Town underground station on Buck Street and a residential led mixed-use scheme above this. Public consultation on the proposed scheme at this adjacent site was held from 11 January to 8 February 2017.

Castlehaven Row Limited (part of Market Tech) owns Camden Market (Buck Street), Stables Market, Camden Lock Market and Hawley Wharf and is keen to retain the existing market whilst the plans to redevelop Camden Town underground station are being consolidated.

In terms of town planning designations, the Site lies within the Central Activities Zone, Camden Town Centre and the Camden Town Conservation Area and an Archaeological Priority Zone. The Site is also located within a core retail frontage. The Site falls into the Camden Town Underground Station Site Planning Brief, adopted October 2007.

Proposal

Planning permission is sought for:

“The continued use of the site as a market.”

Previous permissions have sought extension of the temporary use for a two year period. However in recognition of works at the Site which may not be possible due to TfL’s proposed improvements to Camden Town Underground Station this application seeks permission for an extended period of five years from the date that planning permission is granted.

Planning policy Considerations

In the usual way, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the development plan unless material considerations dictate otherwise. For the purpose of this application the development plan currently consists of the London Plan (2016), Camden Core Strategy (2010) and Camden Development Policies document (2010). Camden’s emerging Local Plan has now been found to be ‘sound’ and is due to be adopted shortly.

The site benefits from a historic market use and policy DP11 contained in Camden’s Development Policies document (2010) seeks to retain and protect market uses. Paragraph 11.2 states that the Council seeks to protect markets by resisting their permanent loss. The planning brief for the site considers that the market cumulatively contributes to the vitality and viability of the town centre and is an important source of employment for small businesses.

Camden’s Core Strategy Policy CS11 states that improvements to facilities at Camden’s London Underground and Overground station including Camden Town will be promoted as part of an overall objective to improve strategic transport infrastructure and support growth within the borough.

Camden’s Draft Local Plan Policy T3 aims to improve strategic transport infrastructure and states that planning permission will not be granted for “proposals which are contrary to the safeguarding of strategic infrastructure improvement projects”. The improvements to Camden Town Underground Station are set out in Camden’s infrastructure Schedule 2014, which forms appendix 1 of Camden’s Draft Local Plan. In this schedule the works are scheduled to come forward within the period 2019-2024 subject to funding.

Draft Local Plan Policy TC6 resists the permanent loss of markets and paragraph 9.50 states that the Council will protect markets in the borough.

In light of the current policy position and proposals regarding a second entrance to Camden Town Underground Station, it is considered that planning permission should be granted for the market use for an extended period of 5 years.

Planning Application Documentation

We enclose an electronic copy of the following documents, submitted via Planning Portal (Ref. PP-06003715), as part of this planning application:

- Completed application form;
- Completed CIL form; and

- Red line site location plan.

The application fee of £385.00 will be made online using reference PP-06003715.

We look forward to receiving confirmation of the registration and validation of this application. Should you have any queries please do not hesitate to contact Gary Brook (020 7333 6311) or Marnie Sommariva (020 7518 7257) of this this office.

Yours faithfully



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Enc. As above