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FAO Laura Hazelton

12 June 2017

Our ref: LJW/GBR/MO/J10385

Your ref: PP-06145317

Dear Sir / Madam

**Arches 6 and 8-12, Stables Market, Chalk Farm Road, NW1 8AH
Town and Country Planning Act 1990 (as amended)
Application for Planning Permission**

We write to you on behalf of our client, Castlehaven Row Limited, to submit an application for physical works at the existing units within Arches 6-12 (excluding Arch 7 and rear of Arch 6), Stables Market, Chalk Farm Road ("the Site").

Site and Surroundings

The Site contains a number of units which are within the arches of the Network Rail railway viaduct at the south-eastern corner of Stables Market, close to Chalk Farm Road. The Site currently contains a number of ad-hoc retail and food stalls / units and also serves as a pedestrian route from Building C on Camden Lock Place through to the historic Stables Market. The retail and food units currently extend beyond the confines of the railway arches and into the adjacent footways; this provides this section of the market with a claustrophobic character.

Stables Market is a major economic, cultural and tourist attraction within Camden. It contains a number of Grade II listed buildings and structures, including the Provender Store to the north of the railway arches and the stables fronting Chalk Farm Road.

The whole of Stables Market site is located within the Regents Canal Conservation Area. Although this section of the railway viaduct is not listed it is considered to be a positive contributor to the conservation area.

Background

This submission forms the second application to upgrade the railway arch units at this part of the market.

On 13 March 2017 planning permission (ref. 2017/0316/P) was granted at Arch 7 for:

"Replacement of five existing hot food takeaway outlets (Class A5) with six new hot food takeaway outlets (Class A5); new shopfront and associated alterations within Arch 07 of Stables Market".

Arch 7 consists of open air food concessions and also provides a pedestrian thoroughfare.

The architecture put forward for the redevelopment of Arches 6 and 8-12 has been designed to tie in coherently with the approved permission (ref. 2017/0316/P) at Arch 7.

The rear of Arch 6 (facing northwards) has been excluded from the scope of this application as it is intended to be brought forwards as part of a separate submission due to its different structural form. Similarly, Arch 13 does not form part of this application as Network Rail need to undertake operational work to cables in this area though again it is the intention that improvements to this arch, which match the design language proposed by this application, will come forward in the near future.

The Proposal

Planning permission is sought for the following at Arches 6 and 8-12, Stables Market:

“Demolition of existing market structures, installation of new shopfronts & canopies and associated external works”.

The proposal seeks to replace the existing unattractive and sprawling frontages with new, more robust and contextual railway arch shopfronts, which would be provided at both sides of the arches. The shopfronts would consist of dark grey metalwork which would match the language of the frontages permitted at Arch 7.

Each frontage would have an awning within a hardwood box fixed above. Again to minimise clutter, the awnings would remain in a closed position unless the weather was wet. The canopies would be traditional in design and be made from technical fabric supported by black iron arms. The exact positioning of the canopy is not known at this stage and accordingly the client would accept a condition in relation to this.

Existing sections of paving, temporary ramps and decking would also be replaced.

The Design and Access Statement, prepared by Piercy and Co, puts forward several design options for the replacement shopfronts based on the arch frontages potentially been split in to one, two or three units and the fact that a slightly different design is required for different land uses. At this stage our client has not assessed retailer needs in terms of the exact configuration of the units and what the use class should be for each individual unit (though the uses would continue to be a mix of retail, dining and takeaway as they are at present). Therefore planning permission is sought for design options and the accompanying drawings only show a particular frontage option in each arch on an indicative basis. Accordingly, this application only seeks permission for physical works and not land use. A further application regarding land use would follow at a later date, if required.

The proposed designs have been subject to pre-application consultation with Catherine Bond at Camden Council.

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 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 is subject to the following planning policy designations:

- Regents Canal Conservation Area; and
- Town Centre.

Market

Development Plan Policy DP11 states that the Council will promote and protect markets in Camden by taking into account the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The Site currently accommodates a number of units run by independent traders located within an established food and retail market. The proposed arch shopfronts have been designed for occupation by independent food and retail tenants, and the design of the shopfronts are flexible with the possibility to accommodate one, two or three tenants. The continued use and upgrade of Arches 6-12 will preserve the character of the existing market, whilst the provision of flexible units enables the market to respond to incoming tenants needs in line with Development Plan Policy DP11 and Core Strategy Policies CS3 and CS7.

Design

Core Strategy Policy CS14 requires that development is of the highest standard of design that respects local context and character. Development is sought that preserves and enhances Camden's heritage assets and their settings.

Development Plan Policy DP24 also requires that all developments are of the highest design considering the character, setting, context, form and scale of neighbouring buildings. Additionally, the provisions of frontages at street level are expected to be visually interesting.

Development Plan Policy DP25 states that development will only be permitted that preserves and enhances the character of the area.

The existing units at Arches 6 and 8-12 are incoherent in their design, as the layout, signage and canopy cover has evolved over time in an ad-hoc fashion. The proposals put forward for these arches maintain the active frontages and would reduce street clutter. The proposals will improve on the existing units by creating a more unified and coherent design that will draw attention to the brick arches, which are an important and unique feature of Stables Market. As such the proposals are considered to preserve and enhance the surrounding heritage assets in line with Camden's development plan policies.

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

We consider that the proposed shopfront design represents a major improvement when compared against the current situation and accords with all design policies within the development plan.

Summary

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 situation. This would help contribute to the ongoing success of the Stables Market, one of Camden's key economic, cultural and tourist attractions. We consider that the scheme proposed accords with development plan policy and we would be pleased to discuss potential planning conditions with LB Camden Officers.

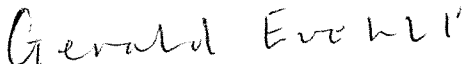
Application Documentation

The following application documentation has been submitted via the planning portal in support of this planning application:

- Completed application form;
- Completed CIL form;
- Site location plan;
- Design and Access Statement, prepared by Piercy and Co; and
- Existing and proposed drawings, prepared by Piercy and Co.

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 office.

Yours faithfully



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Enc. As above