

Mr Gary Brook
Gerald Eve LLP
72 Welbeck Street
London
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Application Ref: **2017/3385/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Arches 6 and 8-12
Stables Market
Chalk Farm Road
London
NW1 8AH

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

Drawing Nos: L00 00 100 rev 00, L00 01 000 rev 00, L00 01 100 rev 00, L00 01 110 rev 00, L00 01 111 rev 00, L00 02 100 rev 00, L00 02 110 rev 00, L00 02 111 rev 00, L00 04 110 rev 00, L00 04 111 rev 00, L00 04 500 rev 00, Design & Access Statement dated June 2017 and cover letter dated 12 June 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: L00 00 100 rev 00, L00 01 000 rev 00, L00 01 100 rev 00, L00 01 110 rev 00, L00 01 111 rev 00, L00 02 100 rev 00, L00 02 110 rev 00, L00 02 111 rev 00, L00 04 110 rev 00, L00 04 111 rev 00, L00 04 500 rev 00, Design & Access Statement dated June 2017 and cover letter dated 12 June 2017.

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

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Plan, elevation and section drawings, showing the position and detailed design of the new canopies at a scale of 1:10.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The design is in keeping with the stall and shopfront strategy which has been tailored for all of the viaduct arches across the market and which is in keeping with the new stall structures being erected in certain areas of the market. The design is a framework which is deliberately flexible in that it can adapt to different configurations of glazing and signage, depending on the future use of the arch (retail or food) or the number of tenants. The design and configuration would match that previously approved for Arch 7 (ref: 2017/0316/P).

The proposed works preserve and enhance the character and appearance of the Regent's Canal Conservation Area, and respect the setting of nearby listed buildings including the Long Stable and Chalk Farm Stable. The works are in keeping with guidance on demolition, new development and shopfront design as

set out in guidance in CPG1 and in the Regent's Canal Conservation Area Appraisal and Management Strategy.

It is not considered that the proposed will harm the amenity of any residential occupiers in the vicinity in terms of outlook, noise or

The Council's Access Officer has queried the accessibility of the cobbled footpath to the north of the arches; however, these are not within the scope of the works and will remain as existing.

No objections have been received and the Regent's Canal CAAC have confirmed they do not object to the proposals. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning