

Mr Gary Brook
Gerald Eve LLP
72 Welbeck Street
London
W1G OAY

Application Ref: **2017/3343/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

27 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Camden (Buck Street) Market
192-200 Camden High Street
LONDON
NW1 8QP

Proposal:

The continued use of the site as a market (Sui Generis).

Drawing Nos: Site plan J10161.

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

Condition(s) and Reason(s):

- 1 The limited period for the use shall be until 5 years from the date of this permission, by which date the use shall be discontinued.

Reason: A permanent use for market purposes would be likely to cause harm to the character and appearance of the conservation area contrary to policies D1 and D2 of the Camden Local Plan.



- 2 A Delivery and Servicing Plan shall be submitted to and approved by the Council, in liaison with TfL, within 6 months of the date of this permission.

Reason: To avoid obstruction and to protect the environment of the area generally in accordance with the requirements of policy T1 of the Camden Local Plan.

- 3 No loading or unloading of goods for market activities shall take place between 0830 and 1730.

Reason: To avoid obstruction of Camden High Street and to protect the environment of the area generally in accordance with the requirements of policy T1 of the Camden Local Plan.

- 4 The minimum width between the stalls of all the aisles shall be two metres.

Reason: To ensure that the market is laid out to an acceptable standard in terms of accessibility and means of escape in the case of emergency in accordance with policy C5 of the Camden Local Plan.

- 5 No music shall be played between the hours of 0900 and 1230 on Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policies TC6 and A4 of the Camden Local Plan.

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

There is a history of a temporary market use operating on this site since at least 2006, when the first temporary permission was granted. Whilst the Council would not allow the loss of the market use in any redevelopment schemes, given the current poor state of the market site in visual terms, the Council will not grant permanent permission for market use.

The last temporary permission (2015/4961/P - granted on 30/10/2015) expires on 29th October 2017. Since the granting of this permission, TfL has brought forward proposals to develop the site to the north, across Buck Street, as a new entrance to Camden Town Underground Station. TfL has requested that the applicant delay developing their site until construction as the TfL site progresses. Given these special circumstances, it is considered that the extension of the use is acceptable. The applicant has requested 5 years temporary permission as opposed to 3 years as was previously granted. It is acknowledged that TfL are not likely to complete the development of their site within the next 5 years. Given these circumstances; 5

years, is considered acceptable.

TfL has asked for the attachment of a condition requiring a delivery and servicing plan to be submitted and approved by the Council in liaison with TfL. Given their planned works will require the movement of construction vehicles, it is considered that this condition should be attached for highways safety reasons.

The continued use as a market would not harm the amenity of residents in the area, subject to the same conditions attached to the previous permission on music and servicing hours, as well as the additional condition mentioned above.

No objections have been received and the site's planning history was taken into account in coming to this decision. Special attention has 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.

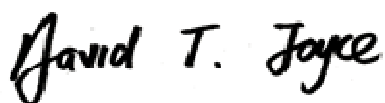
As such, the proposed details are in general accordance with policies G1, E1, E2, D1, D2, T1, TC4, TC6 and C5 of the Camden Local Plan.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning