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Our ref: LJW/GBR/MSO/U0003035

Your ref: PP-06605181

Dear Sir / Madam

**Building C, Stables Market, Chalk Farm Road, Camden, NW1 8AH
Town and Country Planning Act 1990 (as amended)**

We write to you on behalf of our client, The Camden Market Management Company Limited, to submit an application for a change of use for the 1st of Building C ("the Site") from restaurant (Use Class A3) to a restaurant/ office/ events space (Sui Generis) at 1st floor of Building C, Stables Market ("the Site").

Site and Surroundings

Building C is a triangular site located between Camden Stables Market and Camden Lock Market. Building C adjoins Building D to the rear and to the south sits a number of covered ad-hoc retail and food stalls / units. It is a glass building that was constructed in the early 2000s.

Building C comprises sub-basement, basement, ground plus three upper floors. A mixture of Class A1, A3, B1 and D2 use are permitted at the property. The sub-basement comprises plant and ancillary facilities in relation to the office space above. Part of the market is located at ground floor with a number of shops and food outlets. Shakazulu, a restaurant, bar and nightclub (Class A3) occupies basement level. The upper two floors operate under LABS, which provides serviced co-working space (Class B1).

The existing lawful use of the first floor is restaurant (Class A3), although the floor is currently vacant. It was previously occupied by Gilgamesh, a restaurant / bar / late night venue, which vacated the premises in January 2018.

At the front of the building is an entrance where an escalator provides access to the first floor. Access directly to the basement is from Camden Lock Place. The land is higher to the west of the site where from Gilbeys Yard access is directly on to the first floor level.

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 south of Building C, and the Stables fronting Chalk Farm Road. Building C is not listed.

The whole of Stables Market site is located within the Regents Canal Conservation Area.

Background

An online planning history search has been undertaken, and a number of minor applications not of relevance to this application have been granted in relation to Building C. Of relevance are the following applications:

- On 26th April 2001 planning permission (app ref. PE9800576R2) was granted for redevelopment of Building C including the erection of a 4 storey plus basement building for Class A1, A3, B1 and D2 uses.
- Following this, on 4 November 2003 planning permission (app ref. PE9800576R2) was granted for amendments to planning permission app ref. PE9800576R2 comprising the relocation of various approved uses involving the transfer of Class A3 use at first floor in the Horse Hospital and northern end of Building A to the first floor of Building C.
- Planning permission (app ref. 2005/0224/P) was then granted on 25 January 2005 for an extension during the course of construction of the existing building to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor.
- On 6 June 2005 planning permission (app ref. 2005/2059/P) was granted for *'installation of a canopy at first floor level to provide a cover to a seating and viewing area'*.

The Proposal

Planning permission is sought for the following at Building C, Stables Market:

“Use of the first floor as restaurant / offices / events space (sui generis).”

The proposal seeks to replace the existing A3 use with a restaurant / office / events space (Sui Generis) that will suit the changing needs of the market in line with LabTech's vision to continue to provide a mix of market, leisure and co-working uses at the upper floors of buildings within Camden Lock and Camden Stables Market to help support the market.

The proposed use is split between a restaurant, co-working space and a flexible events space. The space will predominantly provide ancillary accommodation to the LABS co-working space on the upper floors during the day Monday to Fridays. Facilities will include break out areas, lounges and meeting rooms. A section of the first floor will also function as a café / restaurant to serve both the LABS office space on the upper floors and general public during daytime hours Monday-Friday. It will then be possible to reconfigure the space during the evening and on weekends to serve as an events space for events including, but not limited to, product launches, wedding functions and Bah Mitzvahs. It should be noted that at certain times, the space may be used for this alternative use during the day time on Mondays to Fridays depending on demand for the space.

The indicative configuration of the space for both the proposed ancillary office accommodation and events space can be found in the drawings, prepared by The Camden Market Management Company, and submitted as part of this application.

No external changes or additional plant/ extraction equipment are proposed as part of this application. There is also no uplift in floorspace.

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 purposes of this application the development plan consists of the London Plan (2016) and Camden Local Plan (July 2017).

The Site is subject to the following planning policy designations:

- Regents Canal Conservation Area; and
- Town Centre.

Loss of A3 Use

There is no policy that protects against the loss of A3 use at an upper floor in this location.

Consideration is given to Camden Local Plan Policy TC4, which seeks to ensure that development of town centre uses does not cause harm to the character, function, vitality and viability of a centre. Additionally, Camden Local Plan Policy TC6 seeks to protect and promote markets, and states that LB Camden will take into account the character of the existing market when assessing proposals for redevelopment.

The loss of this A3 space is not considered to affect the character of the market in line with Local Plan Policy TC4.

Proposed Flexible Co-working / Events Space

Camden Local Plan Policy E1(a/b) supports businesses of all sizes in particular start-ups, small and medium sized enterprises and seeks to maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes and available on a range of terms and conditions.

Camden Planning Guidance: Town Centres states that *'a cluster of creative industries in the areas around Camden High Street adds to the centre's vibrancy and seeks to grow Camden Town Centre as a 'centre of employment, particularly for the cultural and creative industries' (p53).*

Camden Market already has a number of established and successful co-working spaces, run under the brand 'Labs' which operate from Buildings A&B, 216 Chalk Farm Road as well as the two upper floors in Building C. The proposed change of use will continue to support this use of the market, and attract new creative businesses to the area in line with Camden Local Plan policy E1.

The proposed flexible events space will include space for work conferences, in addition to private hire space. It is considered that the use of this space for work related events such as conferences will support the existing co-working spaces and employment offer within the market.

The use of the space for private hire functions is considered to open up the opportunities to bring a range of events to the market. The use of this floor as offices during the week and events space on weekday evenings and weekends will provide a space for the creative industries as well as enabling leisure use to be retained. Both uses are characteristic of this part of Camden Town and will contribute to the wider mix of uses.

Residential Amenity

Camden Local Plan Policy A1 seeks to protect the amenity of the community, occupiers and neighbours. Camden Local Plan Policy A4 supports policy A1 by seeking to ensure that noise is controlled and managed within new developments.

In line with Camden Local Plan Policy A1 and A4 careful consideration has been given to the residential properties located to the front on Chalk Farm Road and to the rear on Gilbeys Yard. A private booking system will ensure that queuing will not take place outside the building and trained staff will be trained to ensure that people leave the premise in a quiet and controlled manner.

All noise will be fully enclosed and as there is no additional plant or extraction equipment proposed it is considered that there will be no increase in noise as a result of the proposals.

Operational Management Details

As previously set out, the space will be used as ancillary office accommodation, a restaurant and events space. The events space will be restricted in a very similar way to the previous occupier, Gilgamesh, and the space will be managed by trained staff.

Further details on the use and management of the space can be found in the Operational Statement, prepared by The Camden Market Management Company, and submitted as part of this application.

Summary

In summary, it is considered that the proposals will enhance the character of this part of the market. This would help contribute to the ongoing success of the Market, one of Camden's key economic, cultural and tourist attractions. We consider that the proposed change of use accords with development plan policy.

Application Documentation

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

- Completed application form;
- Completed CIL form;
- Site location plan;
- Existing and proposed plans, prepared by The Camden Market Management Company Limited; and
- Operational Statement, prepared by The Camden Market Management Company Limited

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).

Yours faithfully

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