



GERALDEVE

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London,  
WC1H 9JE



**FAO: David Fowler**

27 July 2018

**Our ref: NDA/GBR/MSO/J10161**

**Your ref: PP-07122448**

Dear Sir

**Town and Country Planning Act 1990 (as amended)  
Camden Market (Buck Street), 192-200 Camden High Street, London NW1 8QP  
Application for Planning Permission**

We write on behalf of our client, LabTech, to enclose an application for planning permission which seeks to redevelop the existing market for a temporary five year period by providing a ground plus two storey container market (*sui generis*) comprising retail, restaurant / café and hot food takeaway uses.

This application follows a pre-application meeting with Camden planning and design officers. A full public consultation exercise has also taken place where strong support for the proposed scheme was provided.

**Site and Surroundings**

The site is currently an area of hardstanding which accommodates market stalls which are closely packed together. It has previously been developed, buildings were originally constructed between Buck Street and what was previously Union Terrace in the mid-nineteenth century. Following bomb damage in the Second World War the buildings were demolished.

The site is bound by Camden High Street, Buck Street, Dewsbury Terrace (a private access road) and Trinity Church. Immediately adjoining the site and fronting Buck Street is a brick structure which provided access to a World War II deep shelter which is below Camden Town underground station.

A market started operating at this site in the 1980s. It fronts Camden High Street though there is also a secondary access on Buck Street. It is the closest market to Camden Town Underground Station and is surrounded by a number of eclectic shops, bars, restaurants and clubs, including The Electric Ballroom.

The site is subject to a number of planning designations, which include the Central Activities Zone, Camden Town Centre, Core Retail Frontage and Camden Town Conservation Area, as defined by Camden Local Plan. Appendix 3 of the Camden Town Conservation Area Appraisal states that the market detracts from the character and appearance of the Conservation Area and could suitably be redeveloped.

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The current market contains tightly packed stalls which, unlike the other markets in Camden Town, generally sell low quality merchandise. It benefits from a temporary five year planning permission (ref. 2017/3343/P) which is due to expire on 27 September 2022. The Council has been consistent in ensuring that any market permissions are for a temporary period so that wholesale redevelopment of the site is not prevented. In terms of the wider planning history, a two storey market has previously been permitted at the site (ref. 2004/0020/P).

Transport for London is currently undertaking feasibility work and a public consultation exercise with regard developing a new entrance to Camden Town Underground Station. It is planned that this would be located across from this site on the north side of Buck Street. As this would result in the creation of a new underground 'station box' below the market, this site is safeguarded by the Camden Local Plan (2017) and Camden Town Underground Station Site SPD (2007) so that wholesale redevelopment of this hardstanding site cannot take place in advance of the station works.

#### Summary of Works

As the application site is safeguarded to enable a new entrance to the underground station to be delivered, the applicant is bringing forwards a 'meanwhile use' for a temporary period. Following the success of similar markets, market uses in transformed recycled shipping containers are proposed. These would be stacked over three levels.

The containers would provide retail (Class A1), café / restaurant (Class A3) and takeaway food (Class A5) units. There would also be an area of hardstanding at the ground floor to provide circulation space where stalls would also be positioned. On the first and second floor levels there would be terraces where seating linked to the food and beverage uses would be provided. It is proposed that the food units are open between 8am and 11:30pm and the retail uses between 10am and 8pm.

**Table 1 - Areas sq. m GIA**

	Existing	Proposed	Difference
<b>Retail</b>	0	378	+378
<b>Restaurant</b>	0	165	+165
<b>Hot Food Takeaway</b>	11	290	+279
<b>Ancillary</b>	0	67	+67
<b>Total</b>	11*	900	+889

\*The site is currently an open market on an area of hardstanding which measures 1,020sqm

Full planning permission is sought for:

**“Use of land for siting of a ground plus two level container market (*sui generis*) comprising retail, restaurant / café, hot food takeaway and ancillary management / storage uses with associated stalls, partial roof canopy, landscaping, lifts, seating and servicing areas for a temporary five year period”.**

Permission is again sought for a five year period as the container market would be a 'meanwhile use' which would provide an improved market whilst works to the underground station entrance are taking place and not prejudice any redevelopment plans in the future. In addition the containers would be able to be constructed off-site which would enable on-site works to be restricted to just four to six weeks.

The new market would provide a more diverse offering to include independent retailers and street food so that the 'look and feel' of the market would be closer to that at Camden Stables and Camden Lock markets. Existing retailers which sell original merchandise are being offered the opportunity to either stay at the new market or relocate to another stall within Camden. Once this tenant consultation period is completed their will be a focus on attracting new start-up businesses to trade from the market. Retailers selling a range of products will be sought so that customers are encouraged to pass through the entire market.

In summary, it is considered that the temporary container market would enhance the vitality and character of this part of Camden Town by replacing the current market with a more contextual design and by providing an improved retail offering.

#### **Application Enclosures**

Alongside this letter we enclose the following documents in support of this planning application:


- a) Completed planning application form, prepared by Gerald Eve LLP;
- b) CIL form (though as the proposal is for a temporary period it will not be CIL liable), prepared by Gerald Eve LLP;
- c) Planning Statement, prepared by Gerald Eve LLP;
- d) Existing and Proposed Drawings, prepared by Electric Enterprise;
- e) Design and Access Statement, prepared by Electric Enterprise;
- f) Heritage and Townscape Assessment, prepared by HeritageCollective;
- g) Transport Statement, prepared by Arup;
- h) Servicing Management Plan, prepared by Arup;
- i) Interim Travel Plan, prepared by Arup;
- j) Air Quality Assessment, prepared by Arup;
- k) Statement of Community Involvement, prepared by LCA;
- l) Energy and Sustainability Strategy, prepared by Hoare Lea;
- m) Crime Impact Assessment, prepared by Lab Tech;
- n) Ventilation Statement, prepared by Hoare Lea;
- o) Draft Construction Management Plan, prepared by Urban Space;
- p) Structural Statement, prepared by Urban Space;
- q) Market Operational Plan, prepared by LabTech;
- r) Daylight and Sunlight Assessment, prepared by Keeping Blue; and
- s) Acoustic Strategy, prepared by Hoare Lea.

The proposed floorspace is 1,026 sqm GEA. [REDACTED]

We look forward to confirmation of validation shortly. If you have any queries please contact Natalie Davies or Gary Brook of this office.

Yours faithfully

  
Gerald Eve LLP

  
Enc. As above