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**From:** Fowler, David  
**Sent:** 12 September 2018 12:52  
**To:** Planning  
**Subject:** FW: 2018/3553/P : Buck Street Market

Please log objection.

Thanks,

David

David Fowler  
Principal Planner

Telephone: 0207 974 2123



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**From:** Gordon Macqueen [redacted]  
**Sent:** 12 September 2018 11:11  
**To:** Fowler, David <David.Fowler@camden.gov.uk>  
**Subject:** 2018/3553/P : Buck Street Market

Dear David Fowler,

Below are our comments about this proposal. We hope they are in time:

The CAAC considers that this proposal would negatively affect the setting of the CA, in particular because of its bulk and overt design (being formed of shipping containers with added balustrading and signage). We object to any possibility that the temporary existence of such a volume of development may strengthen an argument for the same volume and more in future.

A maximum height that should be considered is two stories overall - although the effect in detail of such bulk should be carefully reviewed. Shipping containers would by effect of their size and crudeness appear to be of a larger scale than the surrounding small three storey houses that give Camden High Street its fine-grained character from Inverness Street northwards, (which character is visible behind the current painted and sculptural decorations). The balustrades, upper deck and signage of the containers is inappropriate in the special context of the market here and brings a more commercial presence to the High Street at a point where its character is more domestic in scale.

We cannot see how the new proposal is a mere continuation of what is there. The site's existing market is approved on a temporary basis, but although the new one would also be 'temporary' the use of shipping containers that are dressed up give it a more permanent appearance. The current slightly scruffy nature of the market, underlining its potential temporary nature, is preferable to large-scale commercial establishment.

If this were not a 'sui generis' use but a hotel, house, office or any other use it would require extensive planning scrutiny and surely would be refused..

The market overall is already too large and this creeping expansion has affected the setting of the Conservation Area and its commercial property values by reducing the variety of shops and expelling creative businesses that were a key

characteristic and historic part of Camden Town. The more formalised the market becomes, with increasing profits and higher rents, the more the local neighbourhood will suffer.

The CAAC is very concerned that the market, that attracts more visitors than almost any other landmark in London, should not be expanded further and intensified on this application's plot of land at a time when a lot of other retail space in the vicinity is about to come on stream (the Hawley Wharf site). The market has taken over increasingly large areas that could serve local needs, and has brought in ever larger numbers of passing visitors with no community connection to the Town Centre and the wider residential area served by it.

The CAAC is also concerned that small local businesses on the High Street will suffer further from increasing outgoings because of rents rising in the market area sites as they become acquired and influenced by larger businesses. This is likely to put further strain on all businesses in Camden Town centre (See Planning Policy and Maps) and result in a constant and depressing picture of empty units on the High Street itself.

A Box Park is no longer new, it was an exciting concept when first rolled out, but by now it is just a cheap way to create generic space that will return nothing special or specific back to Camden Town. A box park will not preserve or enhance the setting of the Conservation Area.

Finally to note that the CAAC also understands that Box Parks elsewhere have resulted in noise and anti social behaviour issues for local residents and that this would be unacceptable in view of the problems that already occur.

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