

Application ref: 2018/1851/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 21 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Provender Store
Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

Use of part of the ground floor, first floor and second floor as offices (Class B1) in addition to associated external works including a new double door entrance at ground floor level and installation of associated plant in part of railway arch 11.

Drawing Nos: 000 rev PL1, 100 rev PL1 (Existing Elevations Provender Store), 100 rev PL1 (Ground Floor Existing Plan), 101 rev PL1, (First Floor Existing Plan), 102 rev PL1 (Second Floor Existing Plan), 102 rev PL1 (Railway Viaduct Arch 11 Elevation - As Proposed), 200 rev PL1, 101 rev PL1 (First Floor GA Plan - As Proposed), 100 rev PL1 (Ground Floor GA Plan - As Proposed), 102 rev PL1 (Second Floor GA Plan - As Proposed), 100 rev PL1 (Provender Building Proposed Elevations), 201 rev PL1 (Provender Building GA section A), 202 rev PL1 (Provender Building GA section B), 203 rev PL1 (Proposed Lift Plans & Sections), 200 rev PL1 (Stair A Plans - As Proposed), 202 rev PL1 (Stair A Proposed Sections), 201 rev PL1 (Stair B Proposed Plans), 203 rev PL1 (Stair B Proposed Sections), 201 rev PL1 (Room Layouts Typical 6 Person Meeting Rooms), M.301 rev A, M.304 rev A, E.306 rev A, E.301 rev A, M.303 rev A, M.302 rev A, E.303 rev A, E.305 rev A, E.300 rev A, M.308 rev A, E.307 rev A, E302 rev A, M.307 rev A, M.305 rev A, M.306 rev A, E304 rev A, Letter dated 13 April 2018, Design & Access Statement dated April 2018 and Energy and Sustainability

Statement dated 14 May 2018.

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: 000 rev PL1, 100 rev PL1 (Existing Elevations Provender Store), 100 rev PL1 (Ground Floor Existing Plan), 101 rev PL1, (First Floor Existing Plan), 102 rev PL1 (Second Floor Existing Plan), 102 rev PL1 (Railway Viaduct Arch 11 Elevation - As Proposed), 200 rev PL1, 101 rev PL1 (First Floor GA Plan - As Proposed), 100 rev PL1 (Ground Floor GA Plan - As Proposed), 102 rev PL1 (Second Floor GA Plan - As Proposed), 100 rev PL1 (Provender Building Proposed Elevations), 201 rev PL1 (Provender Building GA section A), 202 rev PL1 (Provender Building GA section B), 203 rev PL1 (Proposed Lift Plans & Sections), 200 rev PL1 (Stair A Plans - As Proposed), 202 rev PL1 (Stair A Proposed Sections), 201 rev PL1 (Stair B Proposed Plans), 203 rev PL1 (Stair B Proposed Sections), 201 rev PL1 (Room Layouts Typical 6 Person Meeting Rooms), M.301 rev A, M.304 rev A, E.306 rev A, E.301 rev A, M.303 rev A, M.302 rev A, E.303 rev A, E.305 rev A, E.300 rev A, M.308 rev A, E.307 rev A, E302 rev A, M.307 rev A, M.305 rev A, M.306 rev A, E304 rev A, Letter dated 13 April 2018, Design & Access Statement dated April 2018 and Energy and Sustainability Statement dated 14 May 2018.

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

- 4 Prior to occupation, the measures outlined in the Energy and Sustainability Statement prepared by Arup dated 14 May 2018 shall be implemented and permanently retained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed change of use to office (B1a) use at first and second floor is considered acceptable. The existing building includes a number of retail (A1) units at ground floor but there are no planning records regarding the lawful use of the upper floors which have been vacant since a fire in 2014. Prior to this, the space was occupied for 7 years by a martial arts and yoga studio. The introduction of new co-working office floorspace at first and second floor would not harm the retail offer of the market given that it would not be located at ground floor, and would bring a vacant unit back into use.

The proposals would also involve the change of use of a ground floor retail unit measuring 72sqm (GIA) to provide an entrance and reception for the office space on the floors above. Although the Council generally seeks to resist the loss of retail use in Camden Town Centre, the applicant has submitted further details and justification including a land use plan demonstrating that the vast majority of units across the market at ground floor level are in retail (A1) use. The change of use of a small proportion of the existing retail space within the Provender Store is not considered to cause harm to the overall retail offer or threaten the retail viability of the markets and is considered acceptable in this instance. The office space would be operated by LABS which generally attracts small and medium start-up enterprises, in line the aims of Policy E2, and is not considered to harm the character or function of the markets.

In addition, the proposals include a number of refurbishment works including the installation of a new DDA-compliant lift, new WCs including a wheelchair accessible WC, new staircase, new entrance doors and reception area and new partition walls. The Council's Conservation Officer has assessed the proposals and confirmed that the works would not cause harm to the historic plan form of the building, nor result in a harmful loss of historic fabric. The proposed works would not harm the significance of the heritage asset, nor harm the character and appearance of the Regent's Canal Conservation Area.

In order to serve the proposed office space, the proposals include the installation of plant equipment in the north section of Arch 11, similar to the plant previously approved in Arch 09 under ref 2017/3385/P. Locating the plant

here would minimise interventions and alterations to the Grade II listed application building and is considered an appropriate location that would not cause harm to the significance or setting of the listed building. The southern part of the arch would be retained as retail use, in line with approved application 2017/3385/P. The small loss of retail (24sqm) from a section of the railway arch would not harm the character and function of the market and would retain a viable market unit of approximately 66sqm.

Due to the location and nature of the proposals, they would not harm the amenity of neighbouring residents by way of loss of outlook, daylight/sunlight or privacy. The new plant would be located internally, with no residential dwellings in close proximity, and therefore would not result in noise disturbance to neighbours.

The proposed change of use triggers the requirement for 10 cycle parking spaces to be provided. Due to the constraints of the site and the narrow market footpaths surrounding it, the applicant is proposing to provide an addition 10 spaces within the existing basement cycle parking store nearby. The Council's Transport Officer has confirmed this is an acceptable arrangement. As the cycle store is not within the application site, its provision is not secured by condition; however, given the applicant is the landowner for the application site and entirety of Camden Markets, the Council is satisfied that adequate parking will be provided.

- 2 The proposals incorporate renewable energy measures including air source heat pumps. Although the development would achieve an overall BREEAM target of 70.67% (Excellent), the energy credits would not meet the 60% target. However, given the fact that the proposals relate to a listed building, which has previously undergone a number of sensitive repair and refurbishment works including a new roof, insulation and windows in 2015, the sustainability measures proposed are considered acceptable in this instance.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site has been 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 under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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, A4, D1, D2, T1, E1, E2, CC1 and CC2, of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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.

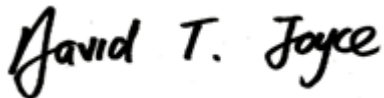
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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