

Application ref: 2018/3553/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 24 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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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 Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

Continued use of land as a market, consisting of a ground plus two level container market (sui generis) comprising retail, restaurant/cafe, 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.

Drawing Nos: Existing drawings:

Location Plan 250_511, L1214 Preliminary, L1214-200_01, L1214-200_02, L1214200_03, L1214-200_05, L1214-300_01, L1214-300 02.

Proposed drawings:

USM BSM 010C, USM BSM 011F, USM BSM 012F, USM BSM 013G, USM BSM 101J, USM BSM 102H, USM BSM 103G, USM-BSM-02, USM-BSM-04.

Supporting Documents:

Interim Travel Plan Issue 2 (Arup) 24 July 2018, Air Quality Assessment (Arup) 24 July 2018, Statement of Community Involvement (London Communications Agency) July 2018, Energy & Sustainability Strategy Rev 01 (Hoare Lea), Container Ventilation Strategy (Hoare Lea), Draft Construction Management Plan v2.2 (H. Fraser) 30.11.17, Structural Statement (Furness Partnership) July 2018, Market Management Plan &

Crime Impact Statement, Daylight & Sunlight Assessment Issue 1.0 (Urban Space Management Ltd) 17 July 2018, ACOUSTIC STRATEGY FOR PLANNING Revision 01 (Hoare Lea) 18 May 2018, Planning Statement (Gerald Eve) July 2018, Design and Access Statement (Urban Space Management Ltd.) July 2018, Heritage & Townscape Assessment (Heritage Collective) June 2018, Transport Statement (Arup) July 2018, Servicing Management Plan REP/SMP/RM001 (Arup) 29 September 2018.

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Temporary permission

The temporary containers and structures hereby permitted, along with all other fixtures and fittings that facilitate the temporary use, shall be removed from the land and the use discontinued, within 5 years from the date of this permission.

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.

- 3 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings:

Existing drawings:

Location Plan 250_511, L1214 Preliminary, L1214-200_01, L1214-200_02, L1214200_03, L1214-200_05, L1214-300_01, L1214-300 02.

Proposed drawings:

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2018, Energy & Sustainability Strategy Rev 01 (Hoare Lea), Container Ventilation Strategy (Hoare Lea), Draft Construction Management Plan v2.2 (H. Fraser) 30.11.17, Structural Statement (Furness Partnership) July 2018, Market Management Plan & Crime Impact Statement, Daylight & Sunlight Assessment Issue 1.0 (Urban Space Management Ltd) 17 July 2018, ACOUSTIC STRATEGY FOR PLANNING Revision 01 (Hoare Lea) 18 May 2018, Planning Statement (Gerald Eve) July 2018, Design and Access Statement (Urban Space Management Ltd.) July 2018, Heritage & Townscape Assessment (Heritage Collective) June 2018, Transport Statement (Arup) July 2018, Servicing Management Plan REP/SMP/RM001 (Arup) 29 September 2018.

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

4 Class A4 use (Drinking establishments)

No more than 15% of the total floorspace shall be used for Class A4 use purposes at any one time unless otherwise agreed by the local planning authority.

Reason: To safeguard the amenities of the area in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

5 Colour scheme

The containers shall be painted in accordance with the approved colour scheme and shall be retained permanently thereafter unless otherwise agreed in writing with the Council.

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 Camden Local Plan.

6 Details of security gates

Full details of the proposed security gates shall be submitted to and approved by the Local Planning Authority, including elevations, cross-sections and samples prior to commencement of operations and shall be retained permanently thereafter.

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 Camden Local Plan.

7 External equipment

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local plan policies D1 and D2.

8 Hours of operation

The market use hereby approved shall operate only between 08:00 and 23:30 hours.

Reason: To protect the amenity of local residents in accordance with Camden Local Plan policy A1.

9 Tenant and trader handbook

Prior to occupation, the tenant and trader handbook shall be submitted to the Local Planning Authority demonstrating inclusion of a Green Building Guide setting out energy efficient measures/steps that should be taken to reduce emissions associated with the fit-out of tenant units. This shall include, (but not limited to) advice on:

- Sustainable materials selection
- Energy efficient building fabric
- Energy efficient heating (including a statement that outdoor space heaters are not allowed)
- Energy efficient lighting
- Reducing water use
- Reducing energy from cooking and avoiding cooking operations that materially impact on air quality (gas cookers)
- Low energy appliances

The green building guide shall thereafter be retained in the tenant and trader handbook and updated from time to time within improved green building standards as appropriate.

Reason: To ensure that the proposed uses within the development are energy efficient and to reduce emissions in accordance with Camden Local Plan policies CC1, CC2, CC3, CC4 and CC5.

10 Cycle parking

Prior to first occupation of development details of a minimum of 6 long-stay cycle parking spaces and 22 short stay cycle parking spaces, designed to Camden's specifications shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the facilities as approved are completed and available for use. All such facilities shall thereafter be retained

and maintained for their designated use.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2.

11 Market Operational Plan

A Market Operational Plan detailing how amenity issues will be resolved, especially concerning events, shall be submitted to and approved by the Local Planning Authority prior to commencement of operations.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

12 CCTV

CCTV shall be erected prior to commencement of the use, in line with the approved plans, and retained for the duration of the use.

Reason: In the interest of crime prevention.

13 Plant noise

Before the use commences, the total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(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 is distinguishable, discrete continuous noise (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive facade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

14 Refuse and recycling

Prior to first occupation of the development the refuse and recycling storage areas shall be completed and made available for occupants. The development shall not be implemented other than in accordance with such measures as approved.

Reason: To safeguard the amenities of the area in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

15 Acoustic isolation for fixed plant

Before any A3 use commences, details of all plant shall be provided with

mitigation measures and shown on plans approved in writing by the Local Planning Authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the area in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

16 Ducting and ventilation

Before any A3 use commences, details of ducting and ventilation, along with an odour management plan, shall be provided in accordance with a scheme to be first approved in writing by the local planning authority. The A3 and A5 uses, or any primary cooking, shall thereafter be carried only in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the area in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

17 Amplified sound

No amplified sound emanating from the use shall be audible within any adjoining premises.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies A1, A4 of the London Borough of Camden Local Plan 2017.

18 Advert strategy

Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007 (or any regulations revoking and re-enacting those regulations with or without modification) no advertisements or signage shall be erected at the site other than in accordance with a Signage Strategy to be agreed in writing by the Local Planning Authority.

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 Camden Local Plan.

Informative(s):

1 Thames Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2 Thames Water Waste Comments

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

- 3 You are encouraged to allow public use of the toilets and to promote their use through signage.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer