



GERALDEVE

Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

FAO: David Fowler

14th June 2019

Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
Discharge of condition 9 and condition 11 of app ref. 2018/3553/P
Camden Market (Buck Street), 192-200 Camden High Street, London NW1 8QP

On behalf of our client, LabTech, we enclose an application for the discharge of condition 9 and condition 11 attached to planning permission ref. 2018/3553/P.

Background

On 24th May 2019, planning permission (ref. 2018/3553/P) was granted for the following:

“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.”

Condition 9

Condition 9 of the permission (ref. 2018/3553/P) in full states:

“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.”

Condition 11

Condition 11 of the permission (ref. 2018/3553/P) in full states:

“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.”

In line with the requirements of condition 9, a Tenant and Trader Handbook, prepared by LabTech, has been submitted as part of this application. The Tenant and Trader Handbook is a document that will be given to all traders of the new Market. The document sets out the standards and regulations that all traders are expected to adhere by. The document is intended to cover the all aspects of occupying a space within the market including fit-out, marketing and management. Specific topics covered include health and safety, hygiene, use of facilities and security within the Market.

The Tenant and Trader Handbook includes a Green Building Guide. This sets out specific standards to ensure that the sustainability and energy efficiency of the Market is increased. The Green Building Guide addresses measures to reduce of water use, use of energy efficient materials and lighting and selection of sustainable materials. The guidance sets out that outdoor heaters are not permitted in the Market.

As per condition 11, a Market Operational Plan, prepared by LabTech has been submitted as part of this application. The Market Operational Plan details how the Market will be operated on a day-to-day basis with regards to managing amenity issues. Key measures include a dedicated on-site Security Team, a dedicated Market Management Team and strict ID requirements. The Security Team and Market Management Team will monitor the operation of the Market including noise levels and opening hours.

With regards to events, the Plan sets out that all traders will be given adequate notice before an event and where required site and management plans will be submitted to the local police authorities prior to market events. Further, stamps or wristbands will be used to manage entrance and queuing when required. Capacity of events will also be provided to the Health and Safety Team prior to events to ensure that all health and safety regulations would be met.

The Market Operational Plan is supported by the Night time Use Management Plan, Litter Management Strategy and the Tenant and Trader Handbook, all of which put in place measures to manage potential amenity issues within the Market.

Application Documentation

Accordingly, the following documents have been submitted via planning portal for approval:

- Completed application form;

- Tenant and Trader Handbook, including a Green Building Guide, prepared by LabTech;
and
- Market Operational Plan, prepared by LabTech.

[REDACTED]

We look forward to receiving confirmation of validation of the application. In the meantime, should you have any questions, please do not hesitate to contact either Gary Brook [REDACTED] or Marnie Sommariva [REDACTED] of this office.

Yours faithfully

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Gerald Eve LLP

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