



GERALDEVE

London Borough of Camden
2nd Floor, 5 Pancras Square,
c/o Town Hall, Judd Street,
London,
WC1H 9JE



FAO: David Fowler

18 July 2019

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

Your ref: 2018/3553/P / PP-08004250

Dear Sir

**Town and Country Planning Act 1990 (as amended) – Section 96a
Buck Street Market, 192-200 Camden High Street, London NW1 8QP
Application for a Non-Material Amendment**

We write on behalf of our client, LabTech ("the applicant"), to submit an application for a non-material amendment to planning permission ref. 2018/3553/P at Buck Street Market, NW1 8QP ("the site").

Procedure

The procedure to enable non-material amendments to be made to planning applications following the grant of planning permission was introduced under section 96a of the Town and Country Act 1990 (as amended).

Background

Planning permission (ref. 2018/3553/P) was granted on 24th May 2019 for:

"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 5 in full attached to planning permission (ref. 2018/3553/P) states:

"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".

Proposed Amendments

The proposed amendments seek to change the wording of condition 5 to permit a new colour scheme. As such, it is proposed that condition 5 is amended to:

"The containers shall be painted in accordance with the approved plans refs. BSM 100; 101; 102; 202; 201;302; and 301 and shall be retained permanently thereafter unless otherwise agreed in writing with the Council."



The proposed changes are the result of design development and seek to change the approved colours to a more vibrant palette that is more engaging and aesthetically pleasing.

The more vibrant tones reflect LabTech's intention that the new Market will be a brand-new Camden destination and improve the area for both local residents and visitors to the area.

The new colour scheme has been considered carefully by LabTech to ensure the most effective branding for the Market, in addition to complementing the existing streetscape and respecting the character of the vibrant surrounding area.


The approved colour scheme floorplans and elevations have been submitted as part of this application. A set of proposed floorplans and elevations have also been submitted, which seek to replace those previously approved. A drawings schedule has been included as appendix A of this letter. An illustrative CGI to show the new colour scheme, prepared by LabTech has also been submitted as part of the application.

Application Documentation

In accordance with London Borough of Camden's requirements, this application is accompanied by the following documents:

- Non-material amendment application form;
- Red line site location plan;
- Approved colour scheme drawings pack, prepared by USM;
- Proposed colour scheme drawings pack, prepared by LabTech;
- Design Note, including Illustrative CGIs, prepared by Labtech; and
- Drawing Schedule, included as appendix A of this letter, prepared by Gerald Eve LLP.



We trust that this is acceptable and look forward to receiving confirmation that the application has been validated. Should you have any queries, please contact Marnie Sommariva  of this office.

Yours sincerely



Gerald Eve LLP



Appendix A – Drawing Schedule

Drawings Title	Approved drawing under planning permission ref. 2018/3553/P	Revised drawing submitted as part of Section 96a application ref. PP-PP-08004250
Level 1 Plan	USM BSM 101C	BSM 100
Level 2 Plan	USM BSM 102C	BSM 101
Level 3 Plan	USM BSM 103B	BSM 102
North Elevation in Context	USM BSM 012C	BSM 302
West Elevation in Context	USM BSM 013D	BSM 301
Section A – Court Looking North in Context	USM BSM 011C	BSM 201
Section B – Court Looking East in Context	USM BSM 010A	BSM 202