

Ms Laura Hazelton
London Borough of Camden
Development Management
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

09 August 2019

Dear Laura,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR TEMPORARY CHANGE OF USE (24 months) AT UNIT 17 AND UNIT 18, PROVENDER
STORE, STABLES MARKET**

We write to submit an application for change of use for the above-mentioned units in the Listed GII Provender Store at Stables Market.

The planning application seeks a temporary change of use from A1 Retail to D1 Non-residential institutions.

The following documents have been submitted as part of this planning application:

- Submission letter;
- Application form and certificate of ownership;
- Site location plan;
- Existing plans;
- Proposed plans; and
- Design, Access and Heritage Statement.

This application is submitted via the Planning Portal. As such, the planning application fee will be paid to the London Borough of Camden once the application has been registered.

Site and Surroundings

The area immediately to the north (Camden Lock Place -originally Commercial Place) forms what is now the heart of the Camden Market. It was previously a part of the Camden Goods Yard and a large area was occupied by warehousing for W.A.Gilbey's wines and spirits from the mid-19th century, which used its location on the London and North Western Railway and the North London Railway to distribute its goods to all corners of the UK and the world. The remaining buildings on the site comprise the stables for railway horses known as Stanley Sidings (completed in 1855 and raised in height in 1881 onwards), a later block of 1883-85, and the surviving bonded warehouse, Gilbey's No.2 Bond, built c. 1885.

The former stable buildings are generally of two and three storeys and finished in yellow stock brick with slate roofs. The stable complex comprises a series of tightly enclosed courts leading one into the other, their plan form influenced by the railway viaducts. The floor finishes are a rich collection of worn granite setts, which add greatly to the character and patina of the spaces between the buildings.

The first phase of stabling, the four western ranges that include the Provender Store, was built between 1854 and 1856. They were designed by the LNWR staff of the Stafford office and had a capacity of 148 horses. The ranges were mainly one and a half storeys, with ground floor stabling and haylofts above. In 1880- 3 an additional storey was added to three of the stables while the Provender Store was raised by the addition of two storeys in place of the hay lofts. The goods were lifted through hoists to the upper storeys where fodder and nutrients were stored and feed was processed by machinery.

The Provender Store has been statutorily listed as being of special architectural or historic interest, Grade II, since 1981), as part of the group known as STANLEY SIDINGS, STABLES TO EAST OF BONDED WAREHOUSE. The assets are described as 'Four blocks of industrial stabling, now workshops and warehousing. C 1855-1870, with later Victorian additions. For the London and North-Western Railway Company's Camden Goods Yard. Stock brick, with hipped slate roofs, some stone lintels. Some iron columns internally, but floors and roofs generally of timber'. The stables are situated within the Regent's Canal Conservation Area, Sub Area 1, to the west of the section between the Oval Road and Hampstead Road bridges.

Planning History

There is not an overarching planning permission for the use of the Stables Market as a market. The site has however been operated as a market since the 1970s. Viewed holistically, the market is made up of a number of different areas which are in a variety of different uses including A1, A3, A4 and A5.

The following list of applications denote the extent of the works carried out in the last years to repair and upgrade the Provender Store:

Date of application	Application reference	Description of Development	Decision
04/05/2018	2018/1893/L	External and internal associations in connection with use of the building as offices including installation of a fully accessible lift, staircases, internal partitions, services and WCs; and creation of a new double door entrance at ground floor level.	Granted
04/05/2018	2018/1851/P	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.	Granted
15/12/2016	2016/6921/L	Installation of ventilation grilles on the Chalk Farm Stables and Provender Store.	Granted
15/12/2016	2016/6363/P	Installation of ventilation grilles on the Chalk Farm Stables and Provender Store.	Granted
03/11/2016	2016/5960/L	Alterations including the installation of electrical services, CCTV cameras, lighting and Wi-Fi access points to the Chalk Farm Stable, Provender Store, Long Stable and Tack Room.	Granted
03/11/2016	2016/5919/P	Alterations including the installation of electrical services, CCTV cameras, lighting and Wi-Fi access points to the Chalk Farm Stable, Provender Store, Long Stable and Tack Room.	Granted
28/09/2016	2016/5324/L	Installation of an internal staircase and lift; replacement of external doors with timber double leaf doors and associated works.	Granted
28/09/2016	2016/4583/P	Replacement of external doors with timber double leaf doors and associated works.	Granted
28/09/2015	2015/5478/L	Alterations in connection with the replacement of double and single doors on the east, west, north and south elevations.	Granted
28/09/2015	2015/3765/P	Replacement of double and single doors on the east, west, north and south elevations.	Granted
07/08/2015	2015/4542/L	Proposed replacement and repair of existing windows, loading doors and new glass canopies.	Granted
07/08/2015	2015/4097/P	Proposed replacement and repair of existing windows, loading doors and new glass canopies.	Granted
20/06/2013	2013/3503/L	Installation of two internally located boilers plus flues, to the 2nd floor upper level east elevation, and associated internal alterations	Granted

The Proposed Development

This planning application seeks planning permission for the temporary change of use -24 months- from A1 to D1, in order to house the Vagina Museum in the listed building.

The units amount to 125 sqm in total, the space will be used for the display of artwork, and to hold events that will include talks, panels and lectures, performances and workshops and classes such as drawing and arts and crafts.

There are no proposed works to the historic fabric of the building, externally or internally.

Planning Policy Framework

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the policies of the relevant Development Plan documents unless material considerations indicate otherwise.

The Development Plan for the proposals include:

- The London Plan (2016); and
- The Camden Local Plan and Policies Map (2017).

The London Borough of Camden has a number of supplementary planning documents entitled Camden Planning Guidance (CPG). In March 2018 Council adopted a number of new and updated CPG documents. These documents provide further information to support local policies and form a material consideration in planning decisions.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) also form a material consideration in the determination of planning applications.

The New Draft London Plan (2017) was published for consultation in November 2017. A further draft showing Minor Suggested Changes, which includes clarifications, corrections and factual updates to the Consultation Draft Plan that will help inform the Examination in Public, was published on 13th August 2018. The final version will be published in 2019 and subsequently submitted to the Secretary of State for independent examination. Once adopted, the document will replace the current London Plan (2016).

Planning Considerations

This section provides an assessment of the proposals against relevant planning policy and other material considerations.

Camden Local Plan

Local Plan Policy G1 (Delivery and location of growth) sets out that the Council will create the conditions for growth to deliver homes, jobs and infrastructure to meet Camden's need by promoting the most efficient use

of land and buildings in the Borough. Further to this, Local Plan Policy E3 (Tourism) recognises the importance of the visitor economy in Camden. The proposed change of use will enable a wider range of activities to increase employment and visitor numbers in line with the provisions of both policy G1 and E3.

Local Plan Policy C3 (Cultural and leisure facilities) encourages the creation of theatres, galleries and museums due to their contribution to Camden's attractiveness as a place to live, work or study. These facilities support opportunities for people from all walks of life to meet and interact and promote a sense of belonging and connection. The variety and richness of culture and leisure facilities has an influence on community identity and mix, townscape character and the local economy.

This policy aims to ensure we give particular attention to the value provided by cultural and leisure facilities in planning decisions. Some cultural facilities, such as museums and galleries, are classified as D1 under the Use Classes Order, as they are considered to provide a service to the community.

Local Plan Policy C3 states that the Council will seek opportunities for new cultural and leisure facilities in major, mixed use developments and support the temporary use of vacant buildings for cultural and leisure activities, as it is the case for Units 17 and 18 of the Provender Store.

Local Plan Policy D2 (Heritage) sets out the Council commitment to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. In regard to listed buildings, this policy states that the Council resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building. The proposals for the V-Museum will not affect the fabric and significance of the listed building; it is our belief that the proposed use will increase the number of visitors creating new opportunities for the appreciation of the heritage asset.

NPPF

The NPPF states at paragraph 131 that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF continues at paragraph 134 to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed change of use to cultural facility will create new opportunities for the public to access the listed building and to engage in communal activities. It is therefore our belief that the proposal will be highly beneficial both to the listed building and the community and public at large.

Summary & Conclusion

The planning application seeks the temporary change of use of 2 units in the Ground Floor of the Provender Store from A1 to D1. There are no proposed works that may affect the fabric of the listed building, since the museum will be displaying artwork, and holding events that will include talks, panels and lectures, performances and workshops and classes such as drawing and arts and crafts without carrying out building works of any kind.

Should this planning application be considered to be acceptable, the Stables Market will offer a new range of cultural and leisure activities that will bring employment opportunities and increase community and general public engagement.

We trust the enclosed documentation is sufficient for you to consider the application, but should you have any questions please do get in contact (nadina@labsgroup.com).

We look forward to receiving confirmation of the validations of this application at your earliest convenience.

Yours sincerely

Nadina Reusmann

Heritage Director