

Planning Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Att: Ms Laura Hazelton

Dear Laura,

Building AB shopfronts, Stables Market, Chalk Farm Road, NW1 8AH Town and Country Planning Act 1990 (as amended)

We write to you to submit an application for physical works carried out at the existing units within Building AB, Stables Market, Chalk Farm Road ("the Site"), and for new shopfronts proposed to the south elevation of the building.

Planning Permission is sought for the following:

'The replacement of timber folding doors constituting the shopfronts of the Ground Floor retail units with glass and metal shopfronts and brick cladding to the upper east elevation.'

Site and Surroundings

The application site, as identified on the submitted Site Location Plan, is formed by part of the ground floor near to the main entrance of the building which provides the backdrop to the large steps down into the basement of the building and its return into Saddle Row, fronting the elevation of the viaduct arches known as 'the Catacombs'.

The Site contains a number of retail units, some of them in use and others available to rent.

Stables Market is a major economic, cultural and tourist attraction within Camden. It contains a number of listed buildings and a mix of contemporary structures like the building subject of this application.

The whole of Stables Market site is located within the Regents Canal Conservation Area.

The Proposal

Planning permission is sought for the following:

'Regularisation of recently built shopfronts in glass and metal, brick cladding to the east elevation on the upper floors, removal of existing folding timber doors, and installation of new shopfronts and associated external works.'

The proposal seeks to replace the existing unattractive frontages with new, more robust and contextual shopfronts. The shopfronts would consist of black metalwork with glass panes in a similar language of the frontages permitted at the Railway Viaduct Arches. The east elevation in the return of the building above the shopfronts remained unfinished since the original building works and have now been made good and clad in brickwork to match the existing upper fringe of the shopfronts.

This application only seeks permission for physical works already carried out, and new works to improve the shopfronts, and not land use.

Planning Considerations

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the development plan unless material considerations dictate otherwise. For the purpose of this application the development plan consists of the London Plan (2016), The Camden Local Plan and Policies Map (2017); and The Camden Planning Guidance - Town Centres and Retail (2018).

The Local Plan Policies Map (2017) show the site to have the following policy designations:

- Camden Town Town Centre; and
- Protected Frontage: Secondary (surrounds the market)

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. The 'consolidated' version which includes all of the Mayor's suggested changes following the Examination in Public was issued in July 2019. The Panel report is expected on September 2019 at which point the intended adoption timescales should become clearer.

In addition to the Development Plan, this application has been prepared following a thorough review of the Camden 2025 Plan which sets the vision for Camden in 2025.

The Site is subject to the following planning policy designations:

- Regents Canal Conservation Area; and
- Town Centre.

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Camden Local Plan

Policy C6 Access for all states that the Council will require all buildings and spaces to be designed to be fully accessible and promote equality of opportunity. The historic granite setts have been re-laid at the time of the construction to provide level access to the ground floor shops. The existing levels will be respected.

Policy D1 Design seek to secure high quality design in development respecting local context and character, preserving the historic environment and heritage assets, and comprising details and materials that are of high quality and complement the local character. The proposed design addresses this policy referencing the industrial heritage of the Stables Market and following the overall strategy to re-establish the industrial character of the Stables Market.

The application site is within the Camden Town Town Centre within which Policy TC2 Camden's centres and other shopping areas outlines that the Council will seek to protect and maintain the role and unique character of each of Camden's centres. It is with this in mind that we are seeking to provide an aesthetic renovation that enhance the industrial character of the site. Policy TC2 continues to state that Town Centres should provide for a range of shops to provide variety, vibrancy and choice.

Policy TC6 Markets and Camden Planning Guidance Town Centres and Retail set out that Camden will resist the permeant loss of market uses unless comparable replacement provision is made or there is no demand for continues market use. The proposed improvement of the shopfronts is aimed at ensuring the continued prosperity of Camden Market as a whole, as set out within this submission letter, which goes to the core of the Policy which seeks to promote and protect markets in Camden.

Summary

In summary, it is considered that the proposals will significantly enhance the appearance of this part of the market particularly when compared with the existing situation. This would help contribute to the ongoing success of the Stables Market, one of Camden's key economic, cultural and tourist attractions. We consider that the scheme proposed accords with development plan policy and we would be pleased to discuss any further details as necessary.

Application Documentation

The following application documentation has been submitted via the planning portal in support of this planning application:

- Completed application form;
- Completed CIL form;
- Site location plan;
- Block plan;
- Design and Access Statement; and
- Existing and proposed drawings.

We look forward to receiving confirmation of the registration and validation of this application. Should you have any queries please do not hesitate to contact me.

Yours sincerely

Nadina Reusmann

Heritage Director

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6th September 2019