



GERALDEVE

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



FAO: David Fowler

12th August 2019



Dear Sir/ Madam

Town and Country Planning Act 1990 (as amended)
Discharge of conditions 6 and 10 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 conditions 6 and 10 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 6

Condition 6 of the permission (ref. 2018/3553/P) in full states:

“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.”

Condition 10

Condition 10 of the permission (ref. 2018/3553/P) in full states:

“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. As such facilities shall thereafter be retained and maintained for their designated use."

There are two gates for the Market, one is located on Buck Street and one is located on Camden High Street. In line with the requirements of condition 6, detailed drawings, prepared by LabTech have been submitted as part of the application to show the position of both gates when in an open and a closed position.

The submitted drawings also show the proposed materials and dimension of both gates. Both gates would comprise folding doors constructed from perforated metal sheets, designed to ensure visual permeability through the gates from the street.

A photo to show a sample of the gate panel, taken by LabTech, has also been submitted as part of the application. As discussed with LB Camden, a photograph of the sample panel is sufficient to meet the requirements of the condition, although LabTech are happy to organise for Officers to view the panel, if required.

To satisfy the requirements of condition 10, a floorplan to show the proposed cycle parking spaces, prepared by LabTech, has been submitted as part of the application. A total of 28 cycle parking spaces are proposed. The submitted floorplan is the most up to date design, which is pending determination by LB Camden as part of a Non-Material Amendment application (ref. 2019/3425/P). The target date for determination is 23 August 2019.

To meet Camden's cycle parking specifications, the cycle stands would comprise Camden M Stands, which are anti-theft. Specifications of the stands, prepared by Broxap, have been submitted as part of this application.

Application Documentation

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

- Completed application form;
- Gate elevational and detailed drawings, prepared by LabTech;
- Photograph of the sample gate panel, prepared by LabTech;
- Proposed floorplan Level 1, prepared by LabTech; and
- Cycle stand specifications, prepared by Broxap.

[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 Marrie Sommariva [REDACTED] of this office.

Yours faithfully

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Gerald Eve LLP

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