

Application ref: 2019/4190/P
Contact: Laura Hazelton
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Date: 25 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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LabTech London Limited
LABS Atrium
London
NW1 8AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

Temporary change of use of two ground floor units (17 & 18) of the Provender Store from retail (Class A1) to museum (Class D1) use for a period of 24 months.

Drawing Nos: 01, 02, 03, 04, Design, Access and Heritage Statement dated August 2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02, 03, 04, Design, Access and Heritage

Statement dated August 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The use hereby permitted is for a temporary period only and shall cease on or before 24 months from the date of this permission, at which time the premises shall revert to their former lawful retail (class A1) use.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed temporary change to museum use (class D1) of units 17 and 18 is considered acceptable. The units amount to 125 sqm in total, and the space will be occupied by the 'V Museum' and 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 and as such, the proposals would preserve the special character and significance of the host listed building and this part of the conservation area.

Although the Council generally seeks to resist the loss of retail use in Camden Town Centre, the applicant has submitted further details and justification demonstrating that the existing retail units have been vacant for the last 18 - 24 months with limited interest from retail occupants aside from an occasional 'pop-up' use. Furthermore, policy C3 supports the temporary use of vacant buildings for cultural and leisure activities, and the introduction of the V Museum within Camden Market is considered to be a sympathetic use in this location which would provide an element of activation and would not harm the character or function of the markets. The majority of units across the wider market at ground floor level are still in retail (A1) use. The change of use of a small proportion of the existing retail space within the Provender Store is not considered to cause harm to the overall retail offer or threaten the retail viability of the markets and is considered acceptable in this instance, given the temporary time period of 24 months.

Due to the location and nature of the proposals, they would not harm the amenity of neighbouring residents by way of loss of outlook, daylight/sunlight or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, C3, TC1, TC2, TC5 and TC6 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer