

Application ref: 2019/4714/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 25 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

LabTech London Limited
The Stables Market, Chalk Farm Rd
LABS Atrium
London
NW1 8AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Building A & B
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal: The replacement of ground floor timber folding doors to south elevation with glass and metal shopfronts, and installation of brick cladding to the upper east elevation (retrospective)

Drawing Nos: Drawings titled Location plan, Block plan, Existing east elevation, Existing west elevation, Existing south elevation, Existing north elevation, Proposed east elevation, Proposed west elevation, Proposed south elevation, Proposed north elevation, all dated 04/09/2019 and Camden Market Building AB Shopfronts document.

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

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings titled Location plan, Block plan, Existing east elevation, Existing west elevation, Existing south elevation, Existing north elevation, Proposed east elevation, Proposed west elevation, Proposed south elevation, Proposed north elevation, all dated 04/09/2019 and Camden Market Building AB Shopfronts document.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement shopfronts are located on the southern elevation of the modern building AB. They are located at ground floor level fronting the railway arches which run adjacent to the length of building, and are largely obscured from views by both the railway and the existing glazed canopies.

Given Building AB is a more recent addition, the replacement of the timber folding shopfronts with glass and aluminium shopfronts is considered more in keeping with the existing character of this building. The existing timber doors are not a high standard of design and their replacement is considered to preserve the appearance of the host building, the wider markets and this part of the Regent's Canal Conservation Area. The replacement shopfronts would not be in close proximity to the listed buildings within the Stables Markets, and as such would not affect their setting or significance.

Retrospective consent is also sought for the re-cladding of the eastern elevation of the building which remained unfinished since the original building was constructed. This elevation has now been made good and clad in brickwork to match the existing brickwork to the east elevation. Given a matching material seen elsewhere on the building, the development is considered to be in-keeping and to preserve the existing character and appearance.

Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of a loss of daylight/sunlight, privacy or overlooking.

One objection was received relating to the impact of the proposals on the heritage and history of Camden Markets; however, for the reasons given above and the fact that the proposals relate to a modern building, they are considered acceptable and would not harm any designated heritage assets.

The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

Special regard has been attached to the desirability of preserving the setting of nearby listed buildings under s.66 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 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 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', is centered on the page.

Daniel Pope
Chief Planning Officer