

Application ref: 2019/4717/P
Contact: Laura Hazelton
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Date: 4 November 2019

Development Management
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Labtech
LABS Atrium
Stables Market
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 timber shopfronts of the Ground Floor retail units in the central section of the north elevation with glass and metal shopfronts and installation of awnings (retrospective).

Drawing Nos: Drawings titled Location plan, Block plan, Existing east elevation, Existing west elevation, Existing north elevation, Proposed east elevation, Proposed west elevation, Proposed north elevation (x2), all dated 10/09/2019 and Camden Market Building AB North Yard 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 north elevation, Proposed east elevation, Proposed west elevation, Proposed north elevation (x2), all dated 10/09/2019 and Camden Market Building AB North Yard 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 to the east elevation of the modern building AB. The proposals are part retrospective as some shopfronts have already been replaced with aluminium, and the awnings have been installed. The proposed replacements are similar to the existing timber shopfronts in terms of glazing bars, colour, design and proportions and given Building AB is a modern construction, 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 proposals are therefore considered to preserve the appearance of the host building, the setting of the grade II* listed Horse Hospital and this part of the Regent's Canal Conservation Area.

The proposed awnings have been installed on site and are dark green in colour, fairly small in size and traditional in appearance. They are considered to preserve the character and appearance of the building and are considered acceptable in this instance. The awnings feature the words 'Camden Market'. Due to their location on enclosed land, they do not require express advertisement consent.

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 market rents and impacts on traders; however, the submitted comments are not relevant the current proposals for replacement shopfronts and as such do not form a material consideration in the determination of the application.

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, D2, D3 and D4 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', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer