

Application ref: 2019/4574/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 12 November 2019

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

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Lab Holborn Estates Limited  
Stables Market  
LABS Atrium  
London  
NW1 8AH

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:

The demolition of the existing market structures and their replacement with 6 units inside Arch 6, and 4 units on the Camden Lock Place frontage of the Railway Viaduct; Reduction from 6 to 4 units within Arch 7 and installation of roller shutters.

Drawing Nos: CMA6A7E003, CMA6A7E004, CMA6A7E005, CMA6A7E006, CMA6A7E007, CMA6A7E008, CMA6A7P001, CMA6A7P002, CMA6A7P004, CMA6A7P005, CMA6A7P006, CMA6A7P007, CMA6A7P008, CMA6A7P009, CMA6A7P010, CMA6A7P011, CMA6A7P012, CMA6A7P013, CMA6A7P014, CMA6A7P015, CMA6A7P016, CMA6A7P017, CMA6A7P018, CMA6A7P019 Received by LPA on 07/11/2019.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: CMA6A7E003, CMA6A7E004, CMA6A7E005, CMA6A7E006, CMA6A7E007, CMA6A7E008, CMA6A7P001, CMA6A7P002, CMA6A7P004, CMA6A7P005, CMA6A7P006, CMA6A7P007, CMA6A7P008, CMA6A7P009, CMA6A7P010, CMA6A7P011, CMA6A7P012, CMA6A7P013, CMA6A7P014, CMA6A7P015, CMA6A7P016, CMA6A7P017, CMA6A7P018, CMA6A7P019 Received by LPA on 07/11/2019.

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

- 4 Prior to the commencement of primary cooking within any of the units, details of the odour control and extract equipment shall be submitted to and approved by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

No hot food cooking shall take place in the units unless the odour control and extracts are operational.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by smell, steam and other effluent in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to commencement of primary cooking within any of the units, details of a cleaning and maintenance schedule and/or maintenance contract for the extract and odour control systems shall be submitted to and approved in writing by the local planning authority. The extract and odour control systems shall not be operated other than in accordance with the maintenance and cleaning schedule thus approved.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by smell, steam and other effluent in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 6 The units shall not be used for the sale of hot food to takeaway outside the times of 10:00 to 22:00 (Monday to Sunday incl. Bank Holidays).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the demolition of the existing market structures within Arch 6, the installation of new food stalls both beneath the arch and on the Camden Lock Place side of the Railway Viaduct, and the reduction of stalls within Arch 7 from 6 to 4 stalls.

The application follows previous applications for the refurbishment of Arch 7 in March 2017 (reference 2017/0316/P), and the replacement of the facades within Arches 6 and 8 - 12 (2017/3385/P) in June 2017. The current proposals would remove the existing unattractive timber structures and follow the same design, materials and architectural aesthetic as the previously proposed development and as such would introduce greater consistency and improved quality to the row of arches. The removal of the existing structures would allow for a permeable route to be created through Arch 6, to match that seen at Arch 7, which is considered acceptable.

Following revisions to reduce the height of the Camden Lock Place stalls so that they are no taller than the existing structure, the Council's Conservation Officer has confirmed the proposals are acceptable and would preserve and enhance the character and appearance of the Regent's Canal Conservation Area, and respect the setting of nearby listed buildings including the Long Stable and Chalk Farm Stable.

It is not considered that the proposal will significantly harm the amenity of any adjoining residential occupiers in terms of outlook, noise or privacy. A condition has been attached to this permission to ensure that noise levels comply with Camden's noise standards. Conditions have also been attached to secure the detail of the odour extraction equipment prior to primary cooking together with a cleaning and maintenance schedule, to be submitted to the Council for approval, prior to the commencement of the use within any of the units.

No objections have been received. The site's planning history was 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, A4, D1 and D2 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer