

Planning Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Att: Ms Laura Hazelton

Dear Laura,

Arches 8-12 North elevation, Stables Market, Chalk Farm Road, NW1 8AH Town and Country Planning Act 1990 (as amended)

We write to you to submit an application for the temporary retention (12 months) of the existing timber and roller shutters shopfronts within Arches 8 to 12 and associated blinds, at The Stables Market, Chalk Farm Road ("the Site").

Planning Permission is sought for the following:

The temporary retention of the existing market shopfronts and associated blinds in the north elevation of Arches 8-12 of the Railway Viaduct.

This application follows previous applications for the refurbishment of Arch 6 and minor amendments to the extant consent of Arch 7 submitted in September 2019, Arch 7, consented in March 2017, and for the replacement of the facades set within Arches 6 and 8-12 consented June 2017.

Site and Surroundings

The application site, as identified on the submitted Site Location Plan, contains a number of food units which are within the arches of the Network Rail railway viaduct at the south-eastern corner of Stables Market, close to Chalk Farm Road. The Site serves as a pedestrian route from Building C on Camden Lock Place through to the historic Stables Market.

Stables Market is a major economic, cultural and tourist attraction within Camden. It contains a number of listed buildings and a mix of contemporary structures like the units beneath and surrounding the viaduct arches, subject of this application.

The whole of Stables Market site is located within the Regents Canal Conservation Area; this section of the railway Viaduct is a positive contributor to the conservation area.

The Proposal

The proposal seeks to retain the existing shopfronts made of tongue and groove painted timber and roller shutters, and the commercial blinds sheltering the shopfronts.

A temporary permission of 12 months is sought for the retention, in order to allow the traders to settle and make themselves known. In the meantime, the shopfronts in the south elevation of the arches will be built according to planning consent 2017/3385/P.

Planning Considerations

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the development plan unless material considerations dictate otherwise. For the purpose of this application the development plan consists of the London Plan (2016), The Camden Local Plan and Policies Map (2017); and The Camden Planning Guidance - Town Centres and Retail (2018).

The Local Plan Policies Map (2017) show the site to have the following policy designations:

- Camden Town Town Centre; and
- Protected Frontage: Secondary (surrounds the market)

The London Borough of Camden has a number of supplementary planning documents entitled Camden Planning Guidance (CPG). In March 2018 Council adopted a number of new and updated CPG documents. These documents provide further information to support local policies and form a material consideration in planning decisions.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) also form a material consideration in the determination of planning applications.

The New Draft London Plan (2017) was published for consultation in November 2017. The 'consolidated' version which includes all of the Mayor's suggested changes following the Examination in Public was issued in July 2019. The Panel report is expected on September 2019 at which point the intended adoption timescales should become clearer.

In addition to the Development Plan, this application has been prepared following a thorough review of the Camden 2025 Plan which sets the vision for Camden in 2025.

The Site is subject to the following planning policy designations:

- Regents Canal Conservation Area; and
- Town Centre.

Camden Local Plan

Policy C6 Access for all states that the Council will require all buildings and spaces to be designed to be fully accessible and promote equality of opportunity. The alley floor was levelled, and the historic setts re-laid during the conservation works carried out in 2016-17.

Policy D1 Design seek to secure high quality design in development respecting local context and character, preserving the historic environment and heritage assets, and comprising details and materials that are of high quality and complement the local character. The existing shopfronts, although temporary, fit in the overall scheme of referencing the industrial heritage of the Stables Market. Basic groove and tongue timber and metal shutters are believed to be acceptable within the market environment in the short-term.

The application site is within the Camden Town Town Centre within which Policy TC2 Camden's centres and other shopping areas outlines that the Council will seek to protect and maintain the role and unique character of each of Camden's centres. This proposal is for temporary permission since an aesthetic renovation is currently being carried out at large to enhance the industrial character of the site.

Policy TC6 Markets and Camden Planning Guidance Town Centres and Retail set out that Camden will resist the permeant loss of market uses unless comparable replacement provision is made or there is no demand for continues market use. The proposed temporary retention is to allow the food units to keep working and being acknowledged by the public while other areas of the market are closed for improvements.

Summary

In summary, it is considered that the retention proposal will not affect the appearance of this part of the market as the shopfronts are of good quality and in very good condition. The temporary retention will contribute to the ongoing refurbishment of other areas of the market and to its continuous success as one of Camden's key economic, cultural and tourist attractions. We consider that the scheme proposed accords with development plan policy and we would be pleased to discuss any further details as necessary.

Application Documentation

The following application documentation has been submitted via the planning portal in support of this planning application:

- Completed application form;
- Completed CIL form;
- Site location plan;
- Block plan;
- Design and Access Statement; and
- Existing drawings.

We look forward to receiving confirmation of the registration and validation of this application. Should you have any queries please do not hesitate to contact me.

Yours sincerely

Nadina Reusmann

Heritage Director

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19th December 2019