



# GERALDEVE

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**Our ref: LJW/NFD/AKG/AJA/J10115**

**Your ref: PP-08548529**

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)**  
**Arches 13 and 14, The Stables Market, Chalk Farm Road, London, NW1 8AH**  
**Application for Full Planning Permission (part retrospective)**

On behalf of our client, Stables Market (Camden) Limited (the 'Applicant') we enclose an application for full planning permission at Arches 13 and 14, The Stables Market, Chalk Farm Road, London, NW1 8AH (the 'Site') for the:

**"Installation of new shopfronts to Arches 13 and 14; removal and replacement of existing market stalls in Arch 14 and associated works [part retrospective]"**

The application is being applied for part retrospectively as the work to Arch 13 has been started.

### **Relevant Planning History**

This application follows previous applications for the refurbishment of other arches at the market. The refurbishment of Arch 7 was granted planning permission (ref. 2017/0316/P) on 13 March 2017, and the replacement of the facades set within Arches 6 and 8-12 was granted planning permission (ref. 2017/3385/P) on 07 August 2017.

Planning permission (ref. 2019/4574/P) was also granted on 12 November 2019 for the demolition and replacement of the existing market structures inside Arch 6 and the reduction of units from 6 to 4 within Arch 7 and the installations of roller shutters.

### **Site and Surroundings**

The Site is located within the railway arches 13 and 14 in Camden Stables Market.

The Site is located within the Regents Canal Conservation Area. The Site is not statutory or locally listed, however, there are several listed buildings located within the Stables Market, including the Grade II Listed Provender Store to the north and stables fronting Chalk Farm Road.

### **The Proposals**

The proposal seeks planning permission for the:

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**“Installation of new shopfronts to Arches 13 and 14; removal and replacement of existing market stalls in Arch 14 and associated works [part retrospective]”**

The details of the proposals are set out in the Design and Access Statement, prepared by LabTech.

The proposed design of the units follows the style of the previously approved shopfronts and retail units within the rest of the arches at the Stables Market and references the industrial heritage of Camden Stables Market, in keeping with the overall strategy to re-establish the character of the Railway Viaduct Archway.

The proposals will not alter the quantum of existing internal floorspace at the Site.

### **Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The National Planning Policy Framework ('NPPF') (as updated February 2019);
- ii. The London Plan, being the Spatial Development Strategy for Greater London (2016); and
- iii. The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

### **Statutory Legislation**

As the site is located within a conservation area, statute regarding the historic environment is relevant.

Section 66 of the Planning (Listed Buildings and Conservations Area) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Planning Assessment**

#### Design and Heritage

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

The design and materiality proposed to Arches 13 and 14 will preserve and enhance the historical and industrial nature of the site and the wider Camden Stables Market, whilst respecting the historic setting of the adjacent arches. The proposals will revitalise and reactivate this area of the market ensuring that the market remains an attractive, interesting and vibrant place to visit. This will contribute to the prosperity of the market thereby securing an important Camden heritage asset and its setting in the long-term.

Therefore the design meets the statutory tests and accords with local plan policy in terms of heritage and design.

### Shopfronts

According to Local Plan Policy D3, Camden expects a high standard of design in new and altered shopfronts.

When determining proposals for shopfront development the Council will consider:

- a. the design of the shopfront or feature, including its details and materials;
- b. the existing character, architectural and historic merit and design of the building and its shopfront;
- c. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;
- d. the general characteristics of shopfronts in the area;
- e. community safety and the contribution made by shopfronts to natural surveillance; and
- f. the degree of accessibility

The proposed design meets the requirements of the policy as the details and materials of the proposed shopfronts have been chosen to respect and reflect the character and appearance of the surrounding Stables Market, thereby maintaining the design relationship of the shopfronts throughout the market. The existing character of the site will be preserved and enhanced through the designs and the proposed glazing to the shopfronts will improve natural surveillance at the site and the immediately surrounding area. The existing level of accessibility is maintained in the proposals.

The proposed shopfronts therefore comply with Local Plan Policy D3.

### Enhancing Existing Use

Furthermore, Local Plan Policy TC2 states Camden will seek to protect and enhance the role and unique character of each of Camden's centres and will seek to provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice. Local Plan Policy TC6 states that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The proposals are in line with Camden local policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market. The refurbished shopfronts will enhance vitality and activity within the arches, preserving the character of the Site and contributing to securing its long-term future.

### **Conclusion**

The proposals can be seen to preserve and enhance the character and appearance of Arches 13 and 14, whilst also contributing to the wider character and appearance of the Stables Market and the Regent's Canal Conservation Area.

The proposed refurbishment of the Site will also secure the longevity and attractiveness of this part of the market in line with local policy TC6.

It is considered that the application complies with the relevant statutory tests, policies within the Camden Local Plan. It is further considered that there are no material considerations of sufficient weight to determine that the application is other than in accordance with the Development Plan, on this basis, planning permission should be granted for the application accordingly.

### Supporting Documents

In support of this application, we enclose the following documents:

- Completed Application Form and certificates;
- Site Location Plan, prepared by Labtech;
- Completed CIL Form, prepared by Gerald Eve;
- Block Plan, prepared by Labtech;
- Existing and proposed plans, sections and elevations, prepared by Labtech; and
- Design and Access Statement, prepared by Labtech.

The requisite fee of **£234** (plus a £25 planning portal service charge) has been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation in due course. In the meantime, please do not hesitate to contact Anna Gargan (020 7518 7240) or Andrew Jackson (020 3486 3734) of this office should you have any questions regarding the above.

Yours faithfully,



**Gerald Eve LLP**

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