

Application ref: 2020/1213/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 30 April 2020

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

Mr Andrew Jackson
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Arches 13-14
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

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

Drawing Nos: Arches 13-14 design statement dated 2020, Drawings labelled Existing Floor Plan, Demolition Floor Plan, Proposed Floor Plan, Arch 13 - Existing Elevations, Arch 14 - Existing Elevations, Existing Cross Section, Arch 13 - Proposed Elevations, Arch 14 - Proposed Elevations, Proposed Cross Section, Location Plan, Block Plan (all dated 31/01/2020).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Arches 13-14 design statement dated 2020, Drawings labelled Existing Floor Plan, Demolition Floor Plan, Proposed Floor Plan, Arch 13 - Existing Elevations, Arch 14 - Existing Elevations, Existing Cross Section, Arch 13 - Proposed Elevations, Arch 14 - Proposed Elevations, Proposed Cross Section, Location Plan, Block Plan (all dated 31/01/2020).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the demolition of the existing timber market structures within Arches 13 and 14 and the installation of new aluminium and glazed market stalls both beneath both arches. The application follows previous permissions 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 proposed works would preserve the character and appearance of the markets and the Regent's Canal Conservation Area, and would not harm the setting of nearby listed buildings including the Long Stable and Chalk Farm Stable.

Due to the location and nature of the proposed development, they not would impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to this decision.

Special attention has also 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 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 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



Daniel Pope
Chief Planning Officer