



**GERALDEVE**

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**FAO: Laura Hazelton**

4 May 2020

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

**Your ref: PP-08686109**

Dear Madam

**Town and Country Planning Act 1990 (as amended)**  
**54-56 Camden Lock Place, Stables Market, Camden, London, NW1 8AF**  
**Application for Full Planning Permission (retrospective)**

On behalf of our client, Camden Lock Market Limited (the 'Applicant') we enclose an application for full planning permission at 54-56 Camden Lock Place, Stables Market, Camden, London, NW1 8AF (the 'Site') for the:

**“Removal of deteriorated façade render and paint to reveal existing brickwork, repair, cleaning and repointing of existing brickwork with lime mortar, consolidation of existing electrical cables into metal trays on the façade, installation of planters along the façade at first floor and fascia level, installation of lights, repair of existing doors and windows and introduction of signage [retrospective]”**

The application is being applied for retrospectively as the work to the shopfronts was undertaken and completed in 2018.

#### **Pre-Application Discussions**

The applicant has discussed the works with Camden's conservation officer at meetings held on: 12 September 2019, 04 December 2019 and 28 January 2020.

Camden advised that the works were acceptable.

#### **Site and Surroundings**

The Site subject to this application is the façade of numbers 54-56 Camden Lock Place. The Site is located in the southwestern corner of the Stables Market in the London Borough of Camden.

The units at the Site are in Class A1 shop use.

The Site is located within the Regents Canal Conservation Area and is recognised as a positive building to the conservation area within the Conservation Area Appraisal and Management Plan.

The Site is not statutory or locally listed, however the Grade II Listed Interchange Warehouse is located directly to the west of the site.

## The Proposals

This application seeks planning permission for the:

**“Removal of deteriorated façade render and paint to reveal existing brickwork, repair, cleaning and repointing of existing brickwork with lime mortar, consolidation of existing electrical cables into metal trays on the façade, installation of planters along the façade at first floor and fascia level, installation of lights, repair of existing doors and windows and introduction of signage [retrospective]”**

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

The proposals will deliver the following public benefits to the Site:

- i. Prevention of further physical deterioration of the building;
- ii. Revitalisation of the façade to be in keeping with the surrounding market and the historic environment;
- iii. Contribution to the enhancement of the retail function of the market;
- iv. Introduction of greening to the façade; and
- v. Installation of environmental lighting.

The proposals will not alter the quantum or change the use of the 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 development has removed the deteriorated render from the existing brickwork and necessary repair works to the brickwork have been undertaken, including repointing with lime mortar as required. The brickwork has also been cleaned using a previously approved method employed throughout the market. This process has improved the appearance of the façade brickwork. As a result, the brickwork has been left exposed after the repair works were carried out which has revealed evidence of historic repairs. This is a heritage benefit which contributes to the character of this positive building in the conservation area and the wider conservation area.

Consolidating the existing, incongruous electrical cables into trays has significantly improved the appearance of the facades, enhancing the character and appearance of this positive contributor and the immediately surrounding area of the conservation area.

The planters are made from high quality material (galvanised steel) and have added greening to the facades. The planters will not obscure any significant architectural features or otherwise visually harm the appearance of the buildings and are considered to be acceptable in heritage terms.

The lighting proposed at regular intervals between the windows along the facade will provide a gentle light to the site to ensure a good level of natural surveillance at the throughout the day and nighttime. This is considered to preserve the character of the conservation area and contribute to the function of the units.

The proposals will also revitalise and reactivate this area of the market ensuring that the shopfronts remain an attractive, interesting and vibrant place to visit. This will contribute to the prosperity of the Stables 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 industrial style buildings throughout the market. The existing character of the site will be preserved and enhanced through the designs as the new frontages seek to improve the function of the shopfronts and deliver a refined industrial aesthetic quality, in-keeping with the historic environment, without compromising the unique character of the market in general and the heritage assets in particular. Community safety and security in the area will be improved through the installation of lights to the façade. The existing level of accessibility is maintained in the proposals.

The proposed shopfronts therefore comply with Local Plan Policy D3.

#### Amenity - Lighting

Lights have been introduced at regular intervals between the first-floor windows of the Site. This will illuminate this part of the street which previously lacked any lighting, to enhance visitor experience, safety and security in the area.

#### Biodiversity

Camden Local Plan Policy A3 seeks to enhance biodiversity. Part d of this policy states that developments will be assessed against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed. Part f seeks to improve opportunities to experience nature, in particular where such opportunities are lacking.

The proposals include the installation of planters along the façade at fascia and first floor level. This will meet the tests of Policy A3 as they will realise a benefit for biodiversity as greening elements will enable users of the market to experience nature, when previously they would not have been able to do so.

#### Signage

Camden's Advertisements CPG (2018) and Local Plan Policy D4 require all advertisements and signs should respect the form, fabric, design and scale of the host building and setting. All signs should ensure that they serve as an integral part of the immediate surroundings and be constructed of materials that are sympathetic to the host building and the surrounding area.

Local Plan Policy D4 states that Camden will support advertisements that:

- a. preserve the character and amenity of the area; and
- b. preserve or enhance heritage assets and conservation areas.

Hanging signs are proposed to each shop.

The design of the signage is in keeping with the character and appearance of the conservation area and will ensure that the amenity of the area is preserved. The addition of signage, in the same style as in the rest of the market, will contribute to and enhance the retail offer along the street.

The tenants will be required to utilise the proposed signage for advertisement as part of their lease. Therefore, the proposed signage and design is in line with Camden Local Plan Policy D4 and CPG.

### Enhancing Existing Use

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 along Camden Lock Place, preserving the character of the Site and contributing to securing its long-term future.

### **Conclusion**

The development can be seen to preserve and enhance the character and appearance of Camden Lock Place, whilst also contributing to the wider character and appearance of the Stables Market and the Regent's Canal Conservation Area.

The 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.

### **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;
- 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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