
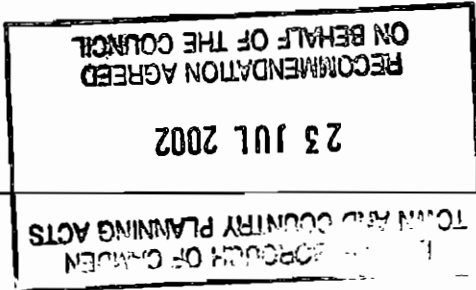


Delegated Report		Analysis sheet		Expiry Date:	15/04/02
		N/A		Cons. Expire:	00/00/02
Officer			Application Number(s)		
John Davies			PEX0200069		
Application Address			Drawing Numbers		
Stables Market, Stanley Sidings, Chalk Farm Road, NW1			Site Plan SM/006/S02/S106; SM/006/500 and 501 and samples comprising Ibstock Dulwich Weatherhead Yellow HI0213, "Velfac" window frames in powder-coated grey (RAL 7024), shopfront frames in grey metal powder-coated RAL 7024.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
TR Reid	Tim Aspin				
Proposal(s)					
Part approval of external elevations and facing materials for Building C (Camden Lock frontage only) pursuant to additional condition 01(a) of the planning permission dated 26 th April 2001 (Reg. No.PE9800576R2)					
Recommendation:		Approve details			
Code:		PDA			
Conditions or Reasons for Refusal: (Use Pacls codes for standard text)					
Reasons for Conditions:					
Informatives:		1. You are advised that conditions 1 (a(part)-g), 2(a-c) and 7 are still outstanding.			

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Nil					
CAAC/Local groups* comments: *Please Specify	Nil					

Site Description

The Stables market comprises a complex of buildings on Chalk Farm Road and used as a retail market. 5 buildings are listed Grade II together with a high brick boundary wall to Chalk farm Road. The site backs onto railway lines. Within the regents Canal CA.

Relevant History

PP was granted on 26th April 2001 (ref.PE9800576R2) for refurbishment of the existing buildings on the site and the construction of two new buildings to accommodate a mixture of uses within the Class A1, A3, B1, D1 (exhibition space), dual B1/D1 use and D2 (leisure) use classes together with ancillary storage and other accommodation and associated environmental improvement works. Subject to Legal agreement under s.106 providing various benefits and conditions. Separate listed building approval also granted.

Permission included erection of a new building (known as Building C) on the triangle site bounded by Camden Lock Place, Railway line and Interchange building/Safeway car park.

Relevant policies

EN13- design of new development
EN31- conservation area

Assessment

This application relates only to the elevation of the proposed building facing onto Camden Lock Place. This comprises a 4 storey frontage with shopfronts on the ground floor forming part of a two storey brick faced element. Above this are two, stepped back frameless glazed storeys.

The proposed shopfronts would have openings onto Camden Lock Place thus providing functional and visual links with Camden Lock to the east. It is proposed that a yellow brick (Ibstock Dulwich Weatherhead Yellow) would be used. This would relate well to the yellow stock bricks of buildings on the eastside of CLP and is the same as used at 1-11 Hawley Crescent, where it works very well. Window and shopfront frames would be in powder-coated grey metal which combines satisfactorily with the selected yellow brick. The frameless double glazed window units on the upper floors would have 10mm clear float glass.

The submitted details are considered satisfactory.