



GERALDEVE

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldev.com](http://www.geraldev.com)

London Borough of Camden  
Planning and Borough Development  
5 Pancras Square  
c/o Judd Street  
London  
WC1H 9JE

3 July 2020

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

**Your ref: PP-08790127**

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)  
North Yard, Stables Market, Camden, London, NW1  
Application for Full Planning Permission**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we enclose an application for planning permission for the temporary installation of a screen at North Yard, Stables Market, Camden, London, NW1 (the 'Site') for the:

**"Temporary installation of a screen to host events for two months (31 July 2020 - 27 September 2020) within the North Yard of the Stables Market"**

**Site and Surroundings**

The Site subject to this application is the North Yard of the Camden Stables Market. The North Yard is surrounded by commercial and retail uses.

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 Stanley Sidings, Stables to east of bonded warehouse and the Grade II\* listed Horse Hospital directly to the north of the site.

**The Proposals**

The proposal seeks planning permission for the:

**"Temporary installation of a screen to host events for two months (31 July 2020 - 27 September 2020) within the North Yard of the Stables Market"**

The proposed temporary event screenings will be held in strict accordance with the submitted Event Management Plan (EMP), prepared by LabTech.

This series of events will be contained within the private land of Camden Stables Market site. It will consist of the proposed temporary screen from 10:00-22:00 Monday-Saturday and 11.00-22.00 on Sundays and visitors will have access to use the existing food and beverage outlets at the Stables Market. The proposed hours for the screen generally follow the opening hours of the surrounding Stables Market. The event shall also have first aid points, security and steward points, fire points and public facilities.

The applicant wishes to host the first event of this nature on 31 July 2020.

The proposals aim to provide vibrant new spaces and attract more visitors and contribute to the function and vitality of the wider Stables Market.

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

### **Pre-Application Advice**

On 10 June 2020, pre-application advice ref: 2020/2528/PRE was received from Camden planning and design officers.

The pre-application advice stated that:

- i. the 'most appropriate' location for the proposed screen would be at the bottom of the ramp in the North Yard and that the screen should be high enough to allow the free flow of people underneath it and retain pedestrian access up the ramp;
- ii. a screen at the bottom of the ramp is 'likely to be considered acceptable' but requested visualisations so that officers could fully assess the visual impact of the screen;
- iii. any application should be supported by a management plan; and
- iv. temporary permission for one summer should be sought initially to assess the success of the screen and the management of the screening events.

In direct response to the pre-application advice received:

- i. the temporary screen is proposed to the bottom of the ramp in the North Yard. The proposed elevation demonstrates that pedestrians will be able to pass under the screen unimpeded thereby ensuring the ramp will remain in use. The screen structure will be self-standing, no fixings to the ramp or adjacent buildings are proposed.
- ii. the proposed elevation looking from Chalk Farm Road (external to the site) demonstrates that the screen will not be visible above the existing boundary walls;
- iii. the application is supported by an Event Management Plan, prepared by Camden Market; and
- iv. temporary permission is sought from 31 July – 27 September (a 2-month period).

### **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**

#### Event Management

The screen will be managed in accordance with the submitted EMP, prepared by Camden Market.

#### Design, Heritage and Access

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets 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 screening of events has been carefully considered so as to generate and activate the public realm at the site. The design of the events will encourage users to share their experiences at the site on social media platforms and subsequently generate greater knowledge of the site's food and beverage offer thereby supporting the vitality and vibrancy of the site and contributing to and enhancing the historic character of the Market.

The screen and the associated supporting structure will be freestanding and will not require fixing to any heritage fabric. The proposed screen and supporting structure are wholly reversible and will be removed after a temporary 2-month period. The proposed elevations demonstrate that the screen will not be visible in views within the conservation area from outside the Market as its height is below the existing boundary wall line. The screen has been placed sensitively to ensure that it does not harm the setting of the listed Stables building and will also ensure that pedestrians are able to move freely throughout the market and use the ramp unimpeded.

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

### Amenity

Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours through ensuring their amenity is protected. Noise is a factor that will be considered to protect the local amenity of communities, occupiers and neighbours.

Local Plan Policy A4 seeks to ensure that noise and vibration is controlled and managed. Planning permission will not be granted for development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

The first proposed temporary event will be held in strict accordance with the submitted Event Management Plan (EMP), prepared by LabTech. It is proposed that the timings of the events and the details of the events shall be secured by a condition.

The proposals are in line with Camden's Local Plan Policies A1 and A4 which seek to protect local amenity. The Noise Assessment, prepared by Big Sky Acoustics and submitted in support of this application shows, given that (i) the proposed use is contained within the market site, (ii) all amplified sound is controlled by a tamper-proof gain control within the digital amplifiers and (iii) best-practice operational policies will be in place to ensure any noise generating activity is minimised, there will be no observed effect at residential properties as a result of the proposal. Therefore, the report concludes that no additional mitigation is required to ensure that noise emissions from the screen and patrons are undetectable from nearby sensitive properties.

The proposals are therefore considered to be in accordance with Local Plan Policies A1 and A4.

### Access and Servicing

Local Plan Policy TC6 states applications relating to markets will be assessed on their impact on transport and pedestrian movement, including the effect on access and servicing. The proposals will not alter the accessibility of the Site. Pedestrians will be able to travel under the screen and onto the ramp behind and the servicing will be linked to the existing retail units.

Therefore, proposals are in line with Camden Local Plan Policy TC6.

### Enhancing Existing Use

The Mayor's 'Understanding London's Markets' Report (2017) states that markets are 'manifestations of local culture and identity' with 'events programming' being central to the offer of many markets as they bring more, and different, people to the market and often the wider area whilst also encouraging them to stay longer (page 78). 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 and the Mayor's 2017 Report as they will support and improve the continued function of the Site within the Stables Market. The screen will enhance vitality and activity within the North Yard as it attracts more people to the market which will help contribute to securing its long-term future.

## Conclusion

The development can be seen to be of a high-quality design and the event has been designed to encourage visitors to come and stay in the market, so contributing to the success of the market at large and to the appreciation of its heritage assets in line with Local Plan Policies D2 and 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;
- Event Management Plan, prepared by Labtech;
- Noise Management Plan, prepared by Big Sky Acoustics; and
- Existing and proposed plans, sections and elevations, prepared by Veretec.

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

NDavies@geraldeve.com  
Direct tel. +44 (0)20 7333 6371