

Application ref: 2020/2969/P
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Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
North Yard
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal: Temporary installation of a screen to host events from 10 August 2020 to 27 September 2020 within the North Yard of the Stables Market.

Drawing Nos: 21941-NYS-VER-DR-A-07-001 rev A; 21941-NYS-VER-DR-A-07-111 rev A; 21941-NYS-VER-DR-A-07-101 rev A; 21941-NYS-VER-DR-A-07-100 rev A; 21941-NYS-VER-DR-A-07-112 rev A; 21941-NYS-VER-DR-A-07-110 rev A; XXX rev A; cover letter dated 3 July 2020; Event Management Plan; Noise Impact Assessment ref: 20060940 dated 22 June 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: 21941-NYS-VER-DR-A-07-001 rev A; 21941-NYS-VER-DR-A-07-111 rev A; 21941-NYS-VER-DR-A-07-101 rev A; 21941-NYS-VER-DR-A-07-100 rev A; 21941-NYS-VER-DR-A-07-112 rev A; 21941-NYS-VER-DR-A-07-110 rev A; XXX rev A; cover letter dated 3 July 2020; Event Management Plan; Noise Impact Assessment ref: 20060940 dated 22 June 2020.

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

- 3 The use of the screen and screening events shall only take place during the following hours: 10:00-22:00 Monday-Saturday and 11.00-22.00 on Sundays,

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 The operation of the screen shall be in accordance with the submitted Noise Impact Assessment ref: 20060940, dated 22 June 2020 and the submitted Event Management Plan.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The structure hereby permitted is for a temporary period only and shall be removed and the site made good on or before 27 September 2020.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks temporary planning permission for the installation of a screen to host events between 10th August and 27 September 2020 within the North Yard. The screenings will be from 10:00-22:00 Monday-Saturday and 11.00-22.00 on Sundays, which generally follows the opening hours of the surrounding Stables Market. Visitors will have access to use the existing food and beverage outlets at the Stables Market. The events shall also have first aid points, security and steward points, fire points and public facilities.

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 Horse Hospital directly to the north of the site. 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 buildings and will also ensure that pedestrians are able to move freely throughout the market and use the ramp unimpeded. The Council's Conservation Officer has reviewed the proposals and confirmed that as the structure would be located for a temporary basis only it would not harm the setting or significance of the surrounding listed buildings or Regent's Canal conservation area.

The applicant has submitted an acoustic assessment of the installation and an appropriate event management plan which adequately sets out how the installation will be managed. They both cover event noise including that from patrons and demonstrate how noise from the entertainment system will be managed. The noise assessment has considered relevant national and local planning policies and guidance and demonstrates that noise will not be detectable at residential properties and will therefore not have a negative impact on residential amenity. Due to the location nature of the proposals, they also would not impact neighbouring amenity in terms of loss of privacy, daylight or outlook.

The Designing out Crime Officer has reviewed the application and confirmed he has no objections.

The applicant have supplied a very thorough Event Management Plan and this incorporates dealing with crime and anti-social behaviour by crowd monitoring and close supervision by clearly visible security personnel.

No objections have been received prior to the determination of the application. The Regent's Canal CAAC initially raised concerns but have confirmed they do not object to the proposals following confirmation of details. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, 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
Director of Economy, Regeneration and Investment