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FAO: Laura Hazelton

14 October 2020

Our ref: LJW/NFD/AKG/J10115

Your ref: PP-08996245 // PP-09108106

Dear Laura

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
First Floor and Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1
2x Applications for Full Planning Permission**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we enclose the following applications for planning permission in respect of the use of The First Floor and the use of Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1 (the 'Site'):

| Application | Site | Description of Development |
|-------------|--|--|
| 1 | First Floor, Horse Hospital | Planning Permission for: "Use of the site as immersive theatre space, drinking establishment and ancillary events (sui generis)." |
| 2 | Units 87 and 88 Ground Floor, Horse Hospital | Planning Permission for: "Use of the site as restaurant and drinking establishment space with ancillary events (sui generis)" |

No physical works are proposed as part of the two planning applications. The planning applications will not create any new gross internal floorspace at either site.

Site and Surroundings

The sites subject to this application are located within the Horse Hospital building, Camden Stables Market.

The Horse Hospital is Grade II* listed and within the Regents Canal Conservation Area.

The site is located within the Camden Town designated town centre.

Relevant Planning History

The Horse Hospital First Floor has planning permission for use as an art gallery/exhibition space and bar (sui generis), as permitted under planning permission ref: 2007/3365/P, dated 1 November 2007.

The Horse Hospital Unit 87 has planning permission for Class A3 restaurant use (now Class E), as permitted under planning permission and listed building consent refs: 2016/4733/P and 2016/5329/L, dated 13 December and 8 December 2016 respectively.

Horse Hospital Unit 88 has historically been in use as a Class A1 shop (now Class E).

Reconstruction works to the historic elevation of the Horse Hospital building were approved under applications refs: 2016/3606/P and 2016/3812/L, dated 10 August 2016.

Applications for planning permission and listed building consent are currently pending determination with Camden (refs: 2020/4269/P and 2020/4300/L) for internal and external design alterations to the Horse Hospital.

The Proposals

The proposals seek to provide vibrant new spaces at the Horse Hospital, attracting a wider and greater range of visitors to the Market and contributing to the function and vitality of the wider Stables Market. The proposals also represent an important step in the applicant's stated objective of improving the night-time economy for the town centre, securing high quality operators who mix food and beverage operations with leisure and cultural attractions.

The operator, Hartshorn-Hook Enterprises (HH), already have one location within Westminster 'Immersive LDN' which has been open, showing 'The Great Gatsby', for one year. HH have been showing 'The Great Gatsby' successfully for 5 years overall.

Immersive theatre is one of the fastest growing forms of art and live experience in the world and the UK is at the forefront of the movement. These events involve building detailed worlds that the audience can explore. Shows feature multiple rooms, sometimes even huge landscapes, with working features and amenities. The first floor of the Horse Hospital is proposed to be used for the hosting of immersive theatre events, designed to partner with industry-leading immersive theatre productions (Application 1).

The proposals to units 87 and 88 will deliver a high-quality casual dining and drinking venue which will be open to both ticket holders and passing members of the general public (Application 2).

Both spaces will share bar capabilities, waste management and will have an intentional overlap of potential clientele, seeking to create end to end cultural visitor experiences.

The proposals would lead to the following land use floor area changes at the sites:

Application 1- First Floor

| Land Use | Existing (GIA sqm) | Proposed (GIA sqm) | Uplift (+/-) |
|--|--------------------|--------------------|--------------|
| Art gallery/exhibition space and bar (sui generis) | 878 | 0 | -878 |
| Immersive theatre space, drinking establishment and ancillary events (sui generis) | 0 | 878 | +878 |
| Total | 878 | 878 | 0 |

Application 2 - Ground Floor

| Land Use | Existing (GIA sqm) | Proposed (GIA sqm) | Uplift (+/-) |
|---|--------------------|--------------------|--------------|
| Restaurant (Class A3) | 185 | 0 | -185 |
| Retail (Class A1) | 104 | 0 | -104 |
| Restaurant and drinking establishment space with ancillary events (sui generis) | 0 | 289 | +289 |
| Total | 289 | 289 | 0 |

As demonstrated above, the proposals will not alter the quantum of 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).

Camden are currently consulting on various Camden Planning Guidance documents.

Statutory Legislation

As the site is located within a conservation area and is Grade II* listed, 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

Land Use – Immersive Theatre

The proposed use of the first floor of the Horse Hospital is for an immersive theatre experience.

As part of HH's proposed use of the first floor they are also proposing ancillary drinking and events uses.

In terms of land use the key matter in respect of the immersive theatre use at first floor is: the introduction of new entertainment use at the Stables Market.

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 sets out that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets. Paragraph 9.35 states that new entertainment uses can add to the vitality and vibrancy of Camden's centres.

The proposed immersive theatre, drinking establishment and ancillary events (sui generis) use is an acknowledged main town centre use within the Camden Local Plan. Given that the site is located within Camden's town centre where a mix of town centre uses is supported the proposed use is considered acceptable in principle.

The proposed use would also attract locals/Londoners/families and tourists to the market and would therefore contribute to and support the function of the market and would not harm the character and appearance of the market in line with Local Plan Policy TC6.

Overall therefore the proposed use is acceptable in principle in line with Camden's Local Plan policies.

Land Use – Restaurant and Drinking Establishment

The proposed use at the ground floor will be restaurant and drinking establishment space with ancillary events (sui generis). Therefore, the key land use matters associated with the proposal at the ground floor are: loss of Class E retail and loss of Class E restaurant use.

Paragraph 9.31 of the Local Plan recognises that eating and drinking uses provide a key role in the attractiveness of Camden's centres. Paragraph 9.35 goes on to state that new food and drink uses can add to the vibrancy of Camden's centres.

The proposed use of the ground floor units will continue to deliver an active frontage at this part of the site and will draw people through the site. Unit 87 has been vacant since 2018 when works for the reconstruction of the historic elevation (approved under applications refs: 2016/3606/P and 2016/3812/L) began and Unit 88 was also recently vacated. The proposed uses will bring the now vacant units back into use, adding to the vibrancy of this part of the Stables Market and acting as an anchor which will draw people through the market to this location.

Furthermore, the proposed ground floor use will support the proposed Immersive Theatre use at first floor level.

Overall it is considered that the loss of the small amount of retail (Class E) use in this location is acceptable given that the proposed use will activate the frontage and will deliver an acknowledged town centre use to the site which will support the character and function of the wider Camden Stables Market.

Operational Management

HH have prepared an Operational Management Plan (OMP). The OMP covers the operation of the uses proposed in both applications 1 and 2.

The OMP sets out the opening hours, servicing and delivery details, waste strategy, staff numbers, number of visitors, dates on which theatre performances will take place and crowd/queue management.

Heritage

Camden Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In order to maintain the character of Camden's conservation areas the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to significance of a listed building through an effect on its setting or would cause harm to its special architectural and historic interest.

No physical works are proposed as part of the applications and the access arrangements will remain as per the existing situation. All physical works associated with the proposed uses under applications 1 and 2 will be subject to separate applications for listed building consent.

The proposed uses will bring these areas of the listed building into an optimal viable use for the market after a period of vacancy and will therefore contribute to securing the long-term future of the listed building.

It is therefore considered that the proposals are compliant with heritage policy at all levels.

Amenity - Noise

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. Policy TC4 also seeks to ensure that the development of food and drinking uses does not cause harm to the character, function, vitality and viability of a town centre, the local area or the amenity of neighbours.

The proposals under applications 1 and 2 do not include any new plant equipment. Furthermore, the proposed operational hours are proposed to be half an hour earlier than the current occupier, therefore any noise impact from the use of the site is expected to be reduced as a result of the proposed uses. The tenant has experience in mitigating sound bleed and maintaining pre-programmed audio level to ensure limitations are achieved. The tenant will use sound systems designed to minimise acoustic disruption, and will agree pre-set decibel limiters in the venue, where appropriate, to ensure acoustic levels do not exceed any conditional limits. Any physical works associated with the use of the site, including acoustic equipment will be subject to separate and express planning permission and listed building consent.

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

Transport 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 OMP sets out that the waste management for the proposed uses will be managed in accordance with the existing waste collection infrastructure and on-site storage facilities at the Stables Market.

There is existing cycle parking in the local vicinity of the site and within the Stables Market itself. In addition, the first-floor cloak room will accommodate up to 15 foldable parking spaces and foldable personal mobility vehicles for staff and visitors.

Overall, it is not considered that the proposals will alter the existing transport, pedestrian and servicing movements at the Stables Market, in line with Camden Local Plan Policy TC6.

Enhancing the Stables Market

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 diversification of the Stables Market offer will enhance the vitality and activity within this part of the market. The proposed uses will also act as an anchor

drawing people through the market to this location and attracting a wider range of visitors which will help contribute to securing the Stables Market's long-term future.

Conclusion

The development can be seen to contribute to the diversification of the Stables Market in line with Camden's town centre and market planning policies and is one which will encourage a new range visitors to 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.

In line with the Camden Renewal Commission's objectives to deliver a thriving local economy and support the success of local businesses, the introduction of the proposed uses to this location will improve footfall to the site's immediate area and as a consequence will contribute to the turnover of smaller retailers in the Stables Market North Yard.

It is considered that the proposals for which planning permission is sought complies with the relevant statutory tests and planning policies within the Camden Local Plan. It is 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 each of the applications, we enclose the following documents:

- Completed Application Form and certificates;
- Site Location Plan, prepared by Labtech;
- Completed CIL Form, prepared by Gerald Eve;
- Existing and proposed plan drawings, prepared by LabTech; and
- Operational Management Plan, prepared by Hartshorn Hook

The requisite application fees have been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation of the applications in due course. In the meantime, please do not hesitate to contact Anna Gargan (020 7518 7240) or Andrew Jackson (020 486 3734) of this office should you have any questions regarding the above.

Yours faithfully,



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