

Application ref: 2020/3086/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Makers Alley  
Camden Stables Market  
Chalk Farm Road  
London  
NW1**

Proposal:

Replacement and installation of new shopfronts, including the refurbishment and redesign of the kiosks, and associated works.

Drawing Nos: 21941-MA-VER-DR-A-07-001 rev C, 21941-MA-VER-DR-A-07-002 rev B, 21941-MA-VER-DR-A-07-100 rev B, 21941-MA-VER-DR-A-07-101 rev B, 21941-MA-VER-DR-A-07-102 rev B, 21941-MA-VER-DR-A-07-103 rev B, 21941-MA-VER-DR-A-07-104 rev B, 21941-MA-VER-DR-A-07-110 rev C, 21941-MA-VER-DR-A-07-111 rev D, 21941-MA-VER-DR-A-07-112 rev C, 21941-MA-VER-DR-A-07-113 rev D, 21941-MA-VER-DR-A-07-114 rev C, 21941-MA-VER-DR-A-07-116 rev A, 21941-MA-VER-DR-A-07-118 rev C, 21941-MA-VER-DR-A-07-119 rev C, 21941-MA-VER-DR-A-07-120 rev D, 21941-MA-VER-DR-A-07-130 rev C, Design document received 10/07/2020.

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-MA-VER-DR-A-07-001 rev C, 21941-MA-VER-DR-A-07-002 rev B, 21941-MA-VER-DR-A-07-100 rev B, 21941-MA-VER-DR-A-07-101 rev B, 21941-MA-VER-DR-A-07-102 rev B, 21941-MA-VER-DR-A-07-103 rev B, 21941-MA-VER-DR-A-07-104 rev B, 21941-MA-VER-DR-A-07-110 rev C, 21941-MA-VER-DR-A-07-111 rev D, 21941-MA-VER-DR-A-07-112 rev C, 21941-MA-VER-DR-A-07-113 rev D, 21941-MA-VER-DR-A-07-114 rev C, 21941-MA-VER-DR-A-07-116 rev A, 21941-MA-VER-DR-A-07-118 rev C, 21941-MA-VER-DR-A-07-119 rev C, 21941-MA-VER-DR-A-07-120 rev D, 21941-MA-VER-DR-A-07-130 rev C, Design document received 10/07/2020.

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the replacement of the existing market stalls on the Horse Hospital ramp, known as Makers Alley. The existing units were built in 2001 (ref: PEX0100466); however, are considered unsuccessful in terms of design, appearance and materials and have deteriorated in quality since originally constructed. As such, their replacement with new units of a higher standard of design and materials is welcomed. The replacements would be glazed with thin black aluminium frames and detailing, with black standing seam metal roof and folding doors. The industrial design and materials would be in keeping with other new frontages within the markets and the industrial heritage of the site. Detailed drawings have been provided with the application, and a mock-up has been erected on site, so officers are confident with the standard of final design and do not consider it necessary to secure details by condition.

The existing frames would be re-used so that the new units would be of the same footprint and height as existing. As such, the impact on the setting of the Grade II\* listed wall and Horse Hospital and the character and appearance of the conservation area would be similar to the existing, if not improved, by the new materials and design. As such, the proposals would not cause harm to the character and appearance or significance of the Grade II\* listed horse hospital, associated wall, or this part of the Regents Canal Conservation Area.

Due to the location and nature of the proposals and given the proposals would replace the existing stalls of the same footprint and height, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The

Regents Canal CAAC confirmed they have no objections to the proposals.

The planning history of the site has been 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 D1, D2, and A1 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment