



GERALDEVE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

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

FAO: Laura Hazelton and Catherine Bond

8 December 2020

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

Your ref: PP-09077463

Dear Laura and Catherine

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Horse Hospital, Stables Market, Camden, London, NW1
Application for Listed Building Consent, Full Planning Permission and Advertisement
Consent**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we enclose an application for planning permission and listed building consent for the following works to the Horse Hospital, Stables Market, Camden, London, NW1 (the 'Site'):

“Installation of canopy structure across the terrace at first floor level, new plant equipment enclosure, flooring, lighting, planters, signage and all other associated works. Use of the terrace as a restaurant and drinking establishment (sui generis).”

Advertisement consent is also sought for the signage proposed to the fascia of the terrace canopy.

Site and Surroundings

The Site subject to this application is located within the Camden Stables Market.

The Horse Hospital is Grade II* listed and within the Regents Canal Conservation Area. The Chalk Farm Wall and ramps are included as part of the listed and are within the application site. Although the application does not involve any direct intervention into the listed fabric, listed building consent is being sought due to the proposals being within the curtilage of a listed building and thus directly affecting its setting.

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

On 18 July 2018, planning application ref: 2017/3847/P was approved at the neighbouring former Morrisons site for seven buildings of up to 14 storeys in height. The Petrol Filling Station building within the approved development is directly opposite the site and will be up to 6 storeys in height. This will significantly increase the height, bulk and massing of the immediately surrounding area of the site.

Relevant Planning History

A canopy structure has been in place at the site for several years, however this has not had the benefit of planning permission or listed building consent.

Two planning applications are currently with Camden for determination regarding the use of the first floor and Units 87 and 88 of the Horse Hospital (refs: 2020/4731/P and 2020/4732/P respectively).

Pre-Application Discussions

Several pre-application meetings have been held during 2020 with Camden planning, design and conservation officers regarding the proposals.

The design team have sought to respond to the comments raised by officers during the pre-application phase. The changes made are set out in Section 6.1 of the Design and Access Statement, prepared by VPPR Architects. In summary:

- i. The extent of the canopy has been tested in response to officer comments and a lighter part of the canopy has been introduced which involved replacing a previously proposed fixed covering with an open pergola which has adjustable fabric canopy which can be used temporarily in bad weather. This approach gives the sense of a gap, while at the same time providing visual attractor
- ii. The acoustic walls to the Chalk Farm Road elevation have been reviewed to reduce their solidity. Clear polycarbonate material is now proposed to introduce transparency and lightness. A terrace has also been introduced in this location to activate this elevation in street views and planting is proposed to soften the elevation in views.
- iii. Officers raised the possibility to use this application as an opportunity to improve the quality of the space at the top of Maker's Alley. This area has since been incorporated into the designs to contribute to improving the setting of the listed building. The canopy roof has been pulled back in this location to improve the relationship between it and the horse hospital.

The applicant has also consulted widely with the local community, including local residents' groups and amenity groups. The consultation is set out in section 6.2 of the DAS, in summary:

- i. The proposals have discussed with TRACT, which includes several local residents' groups.
- ii. The consultation pack has been sent to several local amenity groups, including; Camden Railway Heritage Trust, Regent's Canal Conservation Area Advisory Committee, Primrose Hill Conservation Area Advisory Committee, Camden Town Unlimited and Historic England.

During consultation, comments and issues were raised by consultees which have been responded to and the proposals have been altered accordingly. The issues raised included; the Site name, the impact of the proposals on the listed Horse Hospital and the impact of the new roof obscuring the corner of the Gable End of the Horse Hospital. In response to these issues raised the name of the Site was changed and a section of the proposed roof was fully removed from the proposals to reduce the impact on the view of Horse Hospital.

The Proposals

This application seeks listed building consent, planning permission and advertisement consent for the works set out in Section 7 of the Design and Access Statement, prepared by VPPR Architects and submitted in support of this application.

The proposals form part of a wider strategy from LabTech to: i) regularise the use and operation of the Horse Hospital (including the planning applications for the use of the interior of the building); ii) to holistically improve the Market at large and iii) contribute to enhancing and promoting the character and appearance of the Regent's Canal Conservation Area. The proposals also seek to rectify of some planning matters highlighted by the London Borough of Camden on their Schedule of Alterations to Listed Buildings issued on 30/01/2019.

The benefits to be delivered by the proposals can be summarised as follows:

- i. Introduction of exemplary architecture to the Stables Market;
- ii. replacement of the poor-quality existing bar and pergola, which detract from the character and appearance of the Regent's Canal Conservation Area, with a careful and distinctive design informed by the historic character of the site;
- iii. delivery of a revitalised facility which will draw visitors to this end of the market contributing to its long-term success;
- iv. celebration of the site's heritage through the exemplary architecture of the canopy will attract more people to visit the listed building and subsidiary features with the added benefit of engaging with the history and development of the area;
- v. creation of new attraction at the Stables Market which will contribute to the continued success of the market hence securing the heritage asset and its setting long-term future.

The proposed development will lead to the following floor area changes (GIA sqm):

Land Use	Existing	Proposed	Uplift (+/-)
Store Room	2.023	10.97	+8.947
Total	2.023	10.97	+8.947

The proposals relate to external changes only, do not directly affect the listed fabric at the site and the existing access arrangement will remain unchanged.

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 and is within the curtilage of a Grade II* listed building, 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 – Restaurant and Bar (Sui Generis)

The proposed use for the revitalised terrace area is a restaurant and drinking establishment space (sui generis). The site is located within the Camden Town Centre where the night-time economy is encouraged.

The Intend to Publish London Plan Policy HC6 promotes the night-time economy where appropriate and particularly in town centres. 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 9.31 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 will add to the vibrancy of this part of the Stables Market which is within the Camden Town Centre. The proposals will attract locals/Londoners 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. The use will act as an anchor drawing people through the market to the Horse Hospital as it will be visible from both within and outside the market along Chalk Farm Road.

The proposed use will address the issues surrounding the recent operation of the site, which the Applicant acknowledges has not been consistent with the permitted hours expected and required of the tenant within their lease. This tenant has since left the market. The proposals will regularise the use of the site and bring planning controls into the site and the site under one reputable owner.

Furthermore, the proposed use will support the proposed Immersive Theatre use at first floor level, itself a use proposed at the site to promote activity and vitality at the Stables Market in order to contribute to securing its long-term future.

The proposed operating hours of the terrace are:

Monday-Sunday 08:00 to 00:00

Overall, the proposals will deliver an acknowledged town centre use to the site which will support the character and function of the wider Camden Stables Market. It is therefore considered that the proposals comply with planning policy.

Design, Heritage and Access

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.

The proposals represent an intervention at the site to improve the setting of the historic assets and to promote and contribute to the character and appearance of the conservation area and the market at large. The proportions and heights of the proposal have been generated from the study of the Horse Hospital and the detailing and overall design language of the proposed canopy has been inspired by the historic use of the site as a horse hospital.

The submitted Lighting Strategy, prepared by Light Bureau, demonstrates the proposed lighting design approach based on a thorough understanding of the site and its context. The proposed scheme aims to enhance the roof silhouette while creating a night-time image that is balanced against the surroundings. The scheme also seeks to deliver amenity lighting to: Maker's Alley, the main bar area at the end of Maker's Alley and the North Yard ramp. In order to increase the legibility of the entrance, lights are also proposed within the archway from the access road to Juniper Crescent. The document also includes specification details of all the proposed lighting.

The Design and Access Statement, prepared by VPPR and the Heritage Statement, prepared by LabTech sets out the opportunities presented by the proposals.

- i. Create an outstanding design that celebrates both the past and the future referencing the history of the site as a former horse stable and as a new layer of Camden market.
- ii. provide for striking sculptural and organic design of terrace covering for rain shelter, possibly with a break in the middle to create visual interest and to respond to the historical context and surrounding urban rhythms.
- iii. provide a strong visual marker, particularly on the corner to attract visitors to the upper level.
- iv. create new social hub with amazing views both to both the street and the market and beyond;
- v. introducing nature and planting to the upper level
- vi. Remove existing detracting structures and improve views of the site from Chalk Farm Road

The proposed intervention aims to create an attractive space that celebrates both the past and the future, referencing the history of the site as a former horse stable and as outstanding new feature within Stables market. As a result, the character and appearance of the heritage asset and conservation area will be enhanced.

It is considered that the proposed interventions will have a positive impact on the value and significance of the site, safeguarding the significance of the building and the stables complex in the long term.

The proposals are therefore considered to comply with relevant national and local planning policy and meet the statutory tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity – Noise

Camden Local Plan Policy A4 states that the council will only give permission for noise generating development if it can be operated without causing harm to amenity.

Big Sky Acoustics have prepared a Noise Report which assesses the use of the terrace both by customers and the use of speakers proposed.

The report concludes that in terms of customer generated noise: the building envelope and surrounding structures provide screening and containment of noise. In terms of operational noise, employees will be given training on noise management procedures and speakers will be checked to ensure that the maximum operating level does not impact on the residential amenity at the nearest noise sensitive property.

Therefore, the proposals are in line with adopted planning policy in respect of noise.

Signage

Camden's Advertisements CPG (2018) and Local Plan Policy D4 require all advertisements and signs should respect the form, fabric, design and scale of the host building and setting. All signs should ensure that they serve as an integral part of the immediate surroundings and be constructed of materials that are sympathetic to the host building and the surrounding area.

Local Plan Policy D4 states that Camden will support advertisements that:

- a. preserve the character and amenity of the area; and
- b. preserve or enhance heritage assets and conservation areas.

The Lighting Strategy, prepared by Light Bureau provides details of the lighting for the signage and LabTech have prepared a signage document which sets out the details all the proposed signage.

The design of the signage has been designed to enhance the proposed design of the canopy and are appropriate in scale and nature given the corner location of the site and the town centre location. The signage would also front onto the public realm in the markets which has a mix of retail uses throughout the ground floor and would contribute, enliven and enhance the now established vibrancy and activity of this public realm in Camden. The Lighting Strategy demonstrates that the amenity of the area is preserved.

Therefore, the proposed signage and design is in line with Camden Local Plan Policy D4 as it will preserve the character and amenity of the immediately surrounding area in Camden town centre and will preserve and enhance the both the host listed building and the conservation area.

Biodiversity

Camden Local Plan Policy A3 seeks to enhance biodiversity. Part d of this policy states that developments will be assessed against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed. Part f seeks to improve opportunities to experience nature, in particular where such opportunities are lacking.

The proposals include the installation of planters. This will meet the tests of Policy A3 as they will realise a benefit for biodiversity as landscaping elements will enable users of the terrace to interact and experience nature, when previously they would not have been able to do so.

Servicing and Deliveries

The servicing and deliveries for the proposed development will be in line with the existing servicing and delivery strategy for the Stables Market.

Enhancing the Stables Market

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 Plan Policy TC6 as they will revive and enliven an important corner site with the Stables Market thereby supporting and improving the continued function of the Site and contributing to the wider Stables Market.

Conclusion

The development can be seen to improve to the character and appearance of the Stables 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 proposals for which planning permission and listed building consent 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 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; and
- Existing and proposed plan, section and elevation drawings;
- Lighting Strategy, prepared by Light Bureau;
- M+E drawings, prepared by Michael Jones and Associates LLP;
- Design and Access Statement, prepared by VPPR Architects (material details to follow. Samples will be available to view on site at officer's request);
- Heritage Statement, prepared by LabTech;
- Signage Document, prepared by LabTech; and
- Noise Report, prepared by Big Sky Acoustics.

The requisite application fees have 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 or Andrew Jackson of this office should you have any questions regarding the above.

Yours faithfully,

Gerald Eve LLP

Gerald Eve LLP
NDavies@geraldev.com
Direct tel. +44 (0)20 7333 6371