

Application ref: 2020/5239/P  
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Date: 5 January 2021

**Development Management**  
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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:

**Camden (Buck Street) Market**  
**192 - 198 Camden High Street**  
**London**  
**NW1 8QP**

Proposal:

Erection of Stretch Tent across part of the upper floor level of the existing market, for a temporary period of 5 months.

Drawing Nos: Covering letter dated 12 November 2020 (Gerald Eve), Proposed Elevations A-A & B-B Rooftop Tent, Proposed Roof Plan Rooftop Tent, Buck Street Market Rooftop Tent Design & Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The stretch tent hereby permitted is for a temporary period only and shall be removed on or before 15 April 2021.

Reason: The type of structure is not such as the local planning authority 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 London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Covering letter dated 12 November 2020 (Gerald Eve), Proposed Elevations A-A & B-B Rooftop Tent, Proposed Roof Plan Rooftop Tent, Buck Street Market Rooftop Tent Design & Access Statement.

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

Informative(s):

- 1 Reason for granting permission:

The proposal is for a 'stretch tent' above parts of the first and second floors, for a temporary period covering December 2020 until April 2021. The tent would be located in the south-east of the site, towards the Camden High Street frontage. The tent would cover over an area of outdoor seating which is for food and beverage consumption and is intended to improve the usability of the outdoor amenity space for customers during the winter months.

The tent would be lightweight in appearance and fit in with the context of the temporary market. The tent would be set back from the Camden High Street elevation by over 2m, rising 2.06m above the top of the highest container, limiting visibility from outside the site. The tent would therefore have very limited visual impact on the site, streetscene and this part of the Camden Town Conservation Area.

The market would still be subject to all the conditions attached to the original permission, including a temporary permission for five years, limiting the amount of drinking establishment floorspace, limiting hours of operation between 08:00 and 23:00 and a Market Operational Plan. The proposed tent would not have a material impact on amenity, subject to these existing conditions.

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 2013.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

Given the above, the proposals are considered to comply with policies A1, D1 and D2 of the Camden Local Plan.

- 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).

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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer