

Application ref: 2020/5050/P
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Date: 6 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Mr Andrew Jackson
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Stables Market
Chalk Farm Road and Camden Lock Market
Camden Lock Place
London
NW1 8AH

Proposal:

Temporary installation of 18 dining pods across the Stables Market and Camden Lock Market until April 2021.

Drawing Nos: Drawings received 04/12/2020 titled 'Dining pods location plan'; 'Dining pods block plan' (existing); 'Dining pods existing layout'; 'Dining pods block plan' (proposed); 'Dining pods long stable circulation distances'; 'Dining pods middle yard circulation distances'; 'Dining pods stables yard circulation distances'; 'Dining pods middle yard circulation distances'; 'Dining pods proposed elevations gin stalls and middle yard'; 'Dining pods proposed elevations west yard'; 'Dining pods long stable and provender elevations'; 'Dining pods horse hospital elevations'; Design and Access Statement received 04/12/2020; and letter dated 29 October.

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 shall be carried out in accordance with the

following approved plans:

Drawings received 04/12/2020 titled 'Dining pods location plan'; 'Dining pods block plan' (existing); 'Dining pods existing layout'; 'Dining pods block plan' (proposed); 'Dining pods long stable circulation distances'; 'Dining pods middle yard circulation distances'; 'Dining pods stables yard circulation distances'; 'Dining pods middle yard circulation distances'; 'Dining pods proposed elevations gin stalls and middle yard'; 'Dining pods proposed elevations west yard'; 'Dining pods long stable and provender elevations'; 'Dining pods horse hospital elevations'; Design and Access Statement received 04/12/2020; and letter dated 29 October.

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

- 2 The structures hereby permitted are for a temporary period only and shall be removed on or before 30 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The dining pods hereby permitted shall not be used outside the following times 10am to 9pm.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of a number of temporary dining pods throughout the markets to provide more covered seating during the current Covid pandemic and encourage the use of the market in the winter months. The location of the dining pods has been carefully considered to support the market traders and encourage more footfall and activity within the Stables and Camden Lock Markets whilst not unduly impacting existing pedestrian routes at the markets. The dining pods are temporary structures and will not be fixed to the floor or any historic surfaces and can be moved, if necessary. Each dining pod is 10.2 sqm (GIA) in size. The proposals will therefore create an additional 183.6 sqm (GIA) of temporary dining space at the Site and existing site access will remain unchanged.

Although the dining pods would be visible within the setting of a number of listed buildings and locally listed buildings, the dining pods are temporary, not fixed to the floor and wholly reversible and their locations have been chosen so as to not unduly harm the historic environment. Provided their removal is secured by condition, the temporary proposals are considered acceptable in this instance.

The dining pods will be for use by the general public across the markets who will pick up food from various traders and bring it to the pods to eat. The pods close to the Long Stable will be assigned to existing F&B tenants operating in the building. The pods will be in use during the hours of 10am to 9pm, seven days a week, and these hours will be secured by condition. Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight, privacy or noise disturbance.

No objections were received prior to the determination of this application. 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, the London Plan (Intend to Publish) 2019 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

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

Daniel Pope
Chief Planning Officer