

Application ref: 2020/5286/P  
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Date: 14 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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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 Triangle Building**  
**The Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

Proposal:

Installation of 4x awnings at ground floor fascia level and associated relocation of existing hanging signage

Drawing Nos: Drawings titled: Building C - Triangle South Elevation dated 23.09.2020, Building C - Triangle South Elevation dated 24.09.2020; site location plan dated 10.11.2020; letter dated 13.11.2020 and Triangle Awnings Design Document 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings titled: Building C - Triangle South Elevation dated 23.09.2020, Building C - Triangle South Elevation dated 24.09.2020; site location plan dated 10.11.2020; letter dated 13.11.2020 and Triangle Awnings Design Document 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 installation of four awnings over the ground floor shopfronts of the Triangle Building within the Stables Market. The canopies are proposed in order to provide weather protection for traders and visitors, and encourage footfall and activity during the winter months.

The proposed awnings would be attached to the fascia of the building above the existing food and beverage units. The site is a modern building within the markets, and the awnings would be of a more traditional appearance with a green fabric canopy and extending metal arm. The design, colour and materials would match existing canopies installed elsewhere in the market, including to neighbouring market units, and as such, they would be in keeping with the existing character and are considered to be an appropriate design in this context.

The proposals do not involve any new signage, although the existing hanging signs would be repositioned slightly above the existing position to make way for the new canopies. The existing seven downlighters would be removed and replaced with eight new lights to illuminate the new hanging signs. Given the site is a modern building and the units are open fronted food stalls, the Council's shopfront design guidance is less applicable in this instance, and the proposals are considered acceptable and to preserve the appearance of the host building and this part of the Regents Canal Conservation Area.

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 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, Publication London Plan 2020 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer