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FAO: Laura Hazelton

22 January 2021

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

Your refs: 2020/5793/P // 2020/5850/L // 2020/5789/A

Dear Laura

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 write to respond to objections received in respect of the applications for planning permission, listed building consent and advertisement 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)."

Background

Objections have been received relating to both applications from the following residents' associations, and local residents:

- TRACT;
- Hawley Wharf Community Liaison Representative;
- Harwood Clarence Hartland; and
- Castlehaven Community Association

It is worth noting that although the representations have been sent from various addresses, they originate from TRACT and could therefore be considered to form a single objection.

In this letter we respond to the concerns raised in the objections received. A number of similar points have been highlighted in the letters, so we have grouped these together where appropriate. The concerns can be summarised as follows:

1. Proposed opening hours;
2. Concerns raised regarding noise emissions;
3. Objectors do not wish to see live music, films or events;
4. Design and heritage;

5. Visual Disturbance caused by the illuminated sign; and
6. Planning conditions suggested.

We outline the Applicant's response to these matters below:

1. Opening hours

The site is located within the Camden Town Centre where the night-time economy is encouraged at a local and regional level. The proposed opening hours (closing at 00:00 every day of the week) are therefore considered appropriate for the site.

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. The previous tenant has since left the market. The proposals will regularise the use of the site and bring planning controls into the site.

The Applicant strongly believes that the high-quality operator with proven track record can successfully operate the site within the opening hours proposed under the applications without causing disturbance or nuisance to the local community. It is considered that, especially against the backdrop of the current difficult times for leisure industry, reputable and high-quality operators should be supported within Camden Town and at the Markets.

Furthermore, the proposed use will support the proposed Immersive Theatre (ref: 2020/4731/P) 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. This application, along with the pending applications to which this letter relates will regularise the use of the Horse Hospital and will introduce planning controls into its operation.

The proposed condition that all use of the terrace will cease at mid-night is accepted.

Overall the proposed opening hours are considered reasonable and acceptable for the site.

2. Noise

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 the proposals are in line with adopted planning policy in respect of noise as several noise mitigation measures have been accounted for.

The sound equipment on the terrace will be low level background sound ancillary to the use as a restaurant and drinking establishment. The slung system will be checked to ensure that the maximum operating level does not impact on residential amenity at the nearest noise sensitive properties. This limiter setting procedure will be carried out in conjunction with a technical officer from Camden Council. The tenant will also agree pre-set decibel limiters in the venue, where appropriate, to ensure acoustic levels do not exceed any conditional limits.

Potential noise emissions from visitors egressing the site will be mitigated due to the nature of the restaurant which will result in a gradual dispersal of patrons as they finish their meals and the Site will not be at capacity at the end of the evening, which will reduce the noise emissions from people leaving the Site. Additionally, noise management procedures will be an integral part of all employee training and will be regularly reviewed.

Calculations, from the Noise Report, prepared by Big Sky Acoustics indicate that the resultant noise level will be significantly below the background noise level at all residential properties and comfortably in compliance with the relevant standards and guidance, and subjectively inaudible given the town centre location. The calculations indicate that noise from patron activity on the terrace will be below the Lowest Observed Adverse Effect Level (LOAEL) at the nearest residential properties and therefore compliant with local and national policy.

3. No live music, films or events

Corporate hires, filming, fashion shows, pop-up restaurants, music-led events and bars are suggested as appropriate ancillary uses for the site in fallow periods between theatre productions. All ancillary uses will be operated in line with the proposed operating hours and any necessary licences will be sought in advance of them taking place.

Filming is proposed as an ancillary use for the immersive theatre use. Filming activities regularly take place across the markets, raising public interest in the area and attracting more visitors, thereby contributing to, and sustaining, the market ecosystem in Camden. The Applicant also considers that the film and television industry contribute to sustaining the heritage assets in the market, whilst also bringing economic growth and interest into Camden. Growing one-off productions is positive for the site and the Applicant supports the tenant's proposal.

Any filming activity would be subject to separate licencing approval from the Council. Furthermore, the Applicant understands that any activity that represented a change or that fell outside of the proposed operating hours for the terrace submitted with the application would require further approval from Camden. Should the ancillary events be in line with the hours and noise limits set out within the application then this should be considered as being within the planning permission and no further approval would be required.

4. Design and Heritage

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 proposed works make several heritage improvements to the Grade II* listed Horse Hospital. The existing Horse Hospital Gable Entrance Platform will be reinstated to its original form, by removing the existing timber and Perspex balustrade and the existing timber decking will be removed revealing the historic granite setts. Additionally, the existing Maker's Alley Ramp will be reinstated, with the existing timber deck and steps being removed within this area to reveal the historic ramp and granite setts and the proposed timber deck is set back away from the horse hospital corner to create an entrance which is authentic to the history of the place.

The proposed works will improve the quality of the site, the built fabric and the public realm at large, delivering significant public benefit to the wider Stables Market. The replacement of the existing canopy and bar contribute to the ongoing improvement of the larger market, creating a refined aesthetic quality, and without compromising the unique character of the market in general and the heritage assets in particular.

The proposals are therefore assessed to be generally beneficial, improving the setting of the valuable heritage asset and ensuring the public benefit of its continuous appreciation, hence safeguarding the significance that the Horse Hospital and the stables complex hold for present and future generations.

It is therefore considered that the proposals will be an enhancement benefitting not only the Horse Hospital and conservation area but the market at large.

5. Visual disturbance to residents of Chalk Farm Road

The objection from TRACT suggested that at the illuminated signage will cause visual disturbance to the residential properties on Chalk Farm Road opposite.

The self-illuminated signage has been designed to ensure good legibility and will support orientation and help attract visitors towards the terrace. The signage is backlit, only producing a glow that identifies the writing when it is dark. The proposed illumination will not exceed 600cd/sqm, in compliance with Camden Planning Guidance on Advertisements and will have negligible visual disturbance or impact on the Chalk Farm Road properties opposite.

6. Suggested Conditions

The objections received also suggested conditions for Camden to apply to the permissions should they be approved. The Applicant has reviewed these and has the following responses:

TRACT suggested conditions (28 December 2020)	Applicant Response (22 January 2021)
2020/5793/P and 2020/5850/L: Horse Hospital Terrace Planning Permission and Listed Building Consent	
All use of the 'terrace' area to cease at mid-night (in line with 2007 Horse Hospital approval conditions)	See response to the opening hours above.
No live music (in line with 2007 Horse Hospital approval conditions)	<p>The Applicant will accept Camden's standard condition regarding noise levels to be achieved at the site and in respect of neighbouring properties. For example:</p> <p>"Between midnight and 07:00 hours, no sound emanating from the operation of any entertainment shall be audible a metre from the facade of the nearest noise sensitive premises."</p> <p>"No music from the roof terraces, hereby approved shall be audible from 1m outside of or on the balcony of the nearest noise sensitive facade."</p>
No live music, films or events to be allowed.	The applicant cannot accept this condition for the reasons set out in Section 3 above.
No music to be audible from any nearby residential property.	See response to noise in Section 2 above.

No waste / bottle deliveries before 8am and no removal after 9pm.	Camden have confirmed that the site can be operated within the existing servicing and delivery operations of the Stables Market.
2020/5789/A: Horse Hospital Terrace Advertisement Consent	
The illuminated signage application is switched off between 23:30 and 10:00 the following day.	See response to visual disturbance in Section 5 above.

Conclusion

We trust that this response will be taken into consideration in the determination of the applications. We trust that what has been set out above clearly responds to the concerns raised such that the applications can be recommended for approval.

Please do not hesitate to contact Anna Gargan or Andrew Jackson of this office should you have any questions.

Yours faithfully,



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