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**FAO: Laura Hazelton**

10 February 2021

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

**Your ref: PP-09446484**

Dear Laura,

**Arches 8-12, Stables Market, Chalk Farm Road, NW1 8AH  
Application for Full Planning Permission**

We write on behalf of our client, Camden Market Estate Holdings Limited, to submit an application for planning permission at Arches 8-12, Stables Market, Chalk Farm Road, NW1 8AH ('the site') for the following proposals:

**“Temporary retention (2 years) of the existing timber and roller shutters shopfronts within Arches 8 to 12 and associated blinds.”**

**Relevant Planning History**

Planning permission (ref: 2019/5917/P) was approved on 16 January 2020 for the **“Temporary retention (1 year) of the existing timber and roller shutters shopfronts within Arches 8 to 12 and associated blinds.”**

The decision notice for the permission states that the temporary shopfronts:

- **“are considered acceptable temporarily and would not be out of character in this location given the industrial heritage of the markets”.**
- **“would not harm the character and appearance of the conservation area or the setting of nearby listed buildings”;** and
- Would not harm the amenity of any adjoining occupiers in terms of outlook, noise, privacy or daylight/sunlight impacts.

The planning permission has now expired.

**Site and Surroundings**

The site is located within the London Borough of Camden (LBC).

The site is designated on the LBC's Policies Map as within the Regent's Canal Conservation Area and the Camden Town Centre. The Site is not statutory or locally listed, however, there are several listed buildings located within the Stables Market.

The Site forms part of the wider Stables Market. Arches 8-12 are located next to each other within the market.

## **Proposals**

This application is seeking planning permission to temporarily extend the retention of the existing timber and roller shutter shopfronts for a further two years. The design remains unchanged from the expired planning permission (ref: 2019/5917/P).

The proposal seeks to retain the existing shopfronts made of tongue and groove painted timber and roller shutters, and the commercial blinds sheltering the shopfronts.

A temporary permission of two years is sought for the retention, to allow other necessary works to be carried out across the markets, increasing opportunities for existing and prospective tenants which have been affected by the current economic conditions.

## **Local Development Framework**

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The National Planning Policy Framework (2019), the London Plan (as amended, 2016) and the Camden Local Plan (2017).

In addition, supplementary planning documents relevant to the proposals include the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

## **Statutory Legislation**

Statute regarding the heritage environment is relevant to this application. The surrounding environment has been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) 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 Considerations**

### Heritage and Design

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

Although the existing shopfronts are temporary, they reflect the industrial nature and heritage of the Stables Market. The frontages help to animate the entirety of the walkway and bring a refined commercial and architectural approach that reflects the wider Stables Market. The basic groove, tongue timber and metal shutters are considered acceptable due to their temporary nature.

The proposed design meets the statutory tests and accords with local plan policy in terms of heritage and design and will contribute to the vitality and success of the markets as they look to recover from the impacts of the Covid-19 pandemic.

### Access

Policy C6 seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. The existing level of accessibility at the site will be unchanged as a result of the proposals. The alley floor has previously been levelled out and the historic setts re-laid to ensure the Site is subject to the highest possible accessibility.

### Enhancing the Stables Market

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 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 policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market. Markets at large have been deeply affected by COVID-19. The temporary retention of the existing timber and roller shutters shopfronts will enhance vitality and activity within the market, by allowing other necessary works to be carried out across the markets, to increase opportunities for existing and prospective tenants which have been affected by the current economic conditions.

The proposals are in line with Camden local policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market.

### **Conclusion**

The proposals can be seen to preserve and enhance the character and appearance of the Stables Market, whilst also contributing to the wider character and appearance of the Stables Market and the Regent's Canal Conservation Area.

The proposed temporary retention of the existing timber and roller shutters shopfronts will help secure the longevity of this part of the market in line with local policy TC6.

It is considered that the application complies with the relevant statutory tests, policies within the Camden Local Plan. It is further 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.

### **Application Documentation**

Please find enclosed the following documents in support of this application:

- Application forms and notices;
- Site Location Plan;
- Community Infrastructure Levy Form, prepared by Gerald Eve LLP;
- Design, Access and Heritage Statement, prepared by LabTech;
- Existing and proposed plans and elevation drawings, prepared by LabTech.

The requisite application fee of **£234** has been paid online.

We look forward to your confirmation of the validation of this application. In the meantime, please contact Anna Gargan or Andrew Jackson of this office should you have any questions.

Yours faithfully,



**Gerald Eve LLP**

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