|  |
| --- |
| London Borough of Camden  Planning Services  5 Pancras Square  London  N1C 4AG  **FAO: Laura Hazelton** |
| 3 March 2021 |
| **Our ref:** **LJW/NFD/AKG/BWA/J10115** |
| **Your ref:**  **PP-09580349** |



Dear Laura,

**Middle Yard Roof, Market Hall Building, Camden Lock Market, NW1**

**Application for Full Planning Permission**

We write on behalf of our client, Camden Lock Market Limited , to submit an application for planning permission at in respect of the roof of the Market Hall Building, Camden Lock Market, NW1 (‘the site’) for the following proposals:

**“Removal of temporary flat roof and reconstruction of the Market Hall Building roof”**

**Relevant History**

On 9 July 2017 a significant fire spread on the southwest corner of the

Market Hall Building. This section of the building remained closed during the followings months while the building was cleaned and secured. In 2018 a temporary flat roof was built to cover the affected area which allowed the market to resume operating in that location.

**Site and Surroundings**

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

The site is located within the Camden Lock Market within which there a several listed buildings, although the site itself is not listed.

The site is designated on the LBC’s Policies Map as within the Regent’s Canal Conservation Area and the Camden Town Centre.

**Proposals**

This application is seeking planning permission for the reinstatement of the roof destroyed by the fire and will remove and replace the temporary flat roof built in 2018. . The proposed roof is a replica of the original one as surveyed in 2016.

The use, access and internal layout of the building will remain unchanged and will bring the building back into full use.

**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 (2021) 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.

The proposals will see the original roof design reinstated at the building. The proposed reconstruction work comprises:

* Steel support structure (detailed in enclosed report and calculations),
* Pitched roof construction with slate finish,
* Lead clad roof lantern,
* Conservation rooflights and,
* New brick parapet with brick on edge coping against building built off from wall at first floor level.

The proposals ensure that the character and appearance of the conservation area are preserved and enhanced.

The proposed design is a replica of the original roof as surveyed in 2016 enhancing the character and appearance of the conservation area.

Enhancing Camden Lock 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 Plan policies TC2 and TC6 as they will support and improve the continued function of the Site within the Camden Lock Market. The reinstatement of the original roof design to the Market Hall building will support its long -term use and will therefore enhance the vitality and activity within this part of the market, helping contribute to securing the wider market’s long-term future.

**Conclusion**

The proposals will preserve and enhance the character and appearance of the Market, whilst also contributing to the wider character and appearance of the Market and the Regent’s Canal Conservation Area.

The replacement of the current flat roof to a replica of the original roof will 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 and 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 the following documents enclosed in support of this application:

* Application forms and notices;
* Site Location Plan;
* Design, Access and Heritage Statement, prepared by LabTech;
* Structural Calculations Statement, prepared by LIM Engineering; and
* Pre-fire, 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 Bethan Warwick of this office should you have any questions.

Yours faithfully,



Gerald Eve LLP

agargan@geraldeve.com

Direct tel. +44 (0)20 7333 7240

Mobile +44 (0)7979532721