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London Borough of Camden  
Planning and Borough Development  
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**FAO: Laura Hazelton**

16 March 2021

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

**Your ref: PP-09632653 // 2020/4732/P**

Dear Laura

**Town and Country Planning Act 1990 (as amended)  
Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1  
Non-Material Amendment Application**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we write to submit a non-material amendment application in respect of planning permission ref: 2020/4732/P, dated 11 March 2021 at Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1 (the 'Site'):

### **Relevant Planning History**

Planning permission ref: 2020/4732/P was approved on 11 March 2021 for the following:

**“Use of the ground floor as restaurant and drinking establishment space with ancillary events (sui generis)”**

On 4 March 2021 Camden's Planning Committee resolved to approve an associated application for planning permission for the change of use of the first floor of the Horse Hospital (ref: 2020/4731/P). The decision notice will be issued following the completion of a legal agreement.

### **Proposals**

This non-material amendment application seeks to amend Condition 5 of planning permission ref: 2020/4732/P to reflect the approved cycle parking space information. Information in respect of the cycle parking spaces was submitted to Camden on 8 December 2020 during the application's determination period and in response to the Transport officer's comments. Camden officers confirmed that the information submitted was acceptable and the Planning Committee report included the cycle parking details on the draft decision notice both within the list of drawings to be approved and draft Condition 2 'Approved Drawings'. Draft Condition 5 'Cycle Parking' of the same report required compliance to the approved cycle parking information prior to the commencement of use at the site. On 4 March 2021 Camden's Planning Committee resolved to approve the proposals on this basis.

Condition 5 of the final decision notice issued on 11 March 2021 does not reflect the draft condition from the committee report and instead requires the submission and approval of further cycle parking details prior to the commencement of the use (see below):

**“Before the use commences, details of secure cycle storage area for 9 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.”**

Condition 5 should therefore be reworded as follows:

**“Cycle storage areas for 9 cycles shall be provided in their entirety in accordance with the approved plans prior to commencement of use of the ground floor bar/restaurant and permanently retained thereafter.”**

The proposed wording set out above is exactly in line with that drafted in the Planning Committee report and would speak to Condition 2 of the same decision notice, which states (our emphasis):

**“The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Drawings titled Horse Hospital Ground Floor Location Plan, Horse Hospital GF Unit 87-88 Floor Areas, Horse Hospital GF Unit 87-88 Existing Uses, Horse Hospital GF Unit 87-88 Proposed Uses, all dated 07.10.2020, *Bike Stands Detail Plan, Bike Stands Location Plan, Bike stands Site Plan, all dated 02.12.2020.*”**

Overall, the proposed amendment sought to Condition 5 would be wholly in line with the scheme which received a resolution to approve at Planning Committee and would also accord with the approved cycle parking locations for the development and should be approved accordingly.

### **Pre-Application Discussions**

The proposals have been discussed with Camden planning officers who acknowledged the error in preparing the decision notice and agreed that this could be rectified via a non-material amendment application to amend Condition 5.

### **Supporting Documents**

In support of each of the applications, we enclose the following documents:

- Completed Application Form and certificates;
- Site plan; and
- Approved Cycle Parking Details (for information only).

The requisite application fee has been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation of this application in due course. In the meantime, please do not hesitate to contact Anna Gargan (020 7518 7240) or Andrew Jackson (020 486 3734) of this office should you have any questions regarding the above.

Yours faithfully,



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