

Application ref: 2021/0637/P
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Date: 17 March 2021

Development Management
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Mr Andrew Jackson
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Arches 8-12
Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

Retention of the existing timber and roller shutter shopfronts within Arches 8 to 12 and associated blinds for a temporary period of 2 years.

Drawing Nos: 01, 02, 03, 04; Cover letter dated 10 February 2021; Design and Access Statement dated 2021

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 shall be carried out in accordance with the following approved plans: 01, 02, 03, 04; Cover letter dated 10 February 2021; Design and Access Statement dated 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The shopfronts hereby permitted are for a temporary period of 2 years only and shall be removed on or before 31/03/2023; thereafter permanent shopfronts

shall be installed in accordance with the detailed design approved under references 2017/0316/P and 2017/3385/P (or any other design as approved by the Council).

Reason: The development is not such as the local planning authority is prepared to approve, other than for a limited period, in view of their appearance. The permanent retention of the structures would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposals seek permission for the temporary retention of the existing timber and roller shutter shopfronts which have been installed to Arches 8 to 12 and their associated blinds, for a period of two years. The application follows previous permissions for the refurbishment of Arch 7 in March 2017 (reference 2017/0316/P) and the replacement of the facades within Arches 6 and 8 - 12 (2017/3385/P) in June 2017. Temporary permission for the retention of the shopfronts as currently proposed was previously granted for a period of one year (reference 2019/5917/P) on 16/01/2021, which has now expired. A further temporary permission of two years is now sought 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 due to the Covid-19 pandemic and lockdown.

The temporary shopfronts are constructed of groove and tongue timber and metal shutters which, although not as high quality as the approved designs, are considered acceptable on a temporary basis and would not be out of character in this location given the industrial heritage of the markets.

The Council's Conservation Officer has confirmed the proposals are acceptable and would not harm the character and appearance of the Regent's Canal Conservation Area, or the setting of nearby listed buildings including the Provender Store and Chalk Farm Building, provided they will be approved for a temporary period only, and their removal shall be secured by condition.

Given the location and nature of the proposals, it is not considered that they will harm the amenity of any adjoining residential occupiers in terms of outlook, noise, privacy or daylight/sunlight impacts.

No objections have been received. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of listed buildings under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. 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 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer