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**FAO: Laura Hazelton**

24 March 2021

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

**Your ref: PP-09554157**

Dear Laura,

**Saddle Row, Stables Market, Chalk Farm Road, NW1 8AH  
Application for Full Planning Permission**

We write on behalf of our client, Piazza (Camden) Ltd and Triangle Extension's Limited, to submit an application for planning permission at Saddle Row, Stables Market, Chalk Farm Road, NW1 8AH ('the site') for the following proposals:

**“Removal of existing timber arch infills and replacement with retractable bi-fold glazed shopfronts along the Southern Elevation of Saddle Row, Camden Market.”**

**Pre-Application Discussions**

The proposals have been discussed with Camden Design and Planning Officers who advised on 17 February 2021 that they had no concerns and that the designs **“would be in keeping with the aesthetic of the rest of the market”**.

**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 encompasses only the southern arches within Saddle Row.

**Proposals**

This application is seeking planning permission to remove the existing timber shop front infills along the south elevation of Saddle Row and replace them with a simple retractable glazed facade intended to provide a light touch to the refurbishment of the historic brick arches on Saddle Row. The proposed glazing system will create visual connectivity into the units as well as provide a more adaptable solution for controlling entry into the shops.

The proposed systems will transform the previously unconnected frontage of Saddle Row into a row of active shopfronts. The increased visual permeability will contribute to and enhance the vibrancy and vitality of Saddle Row, whilst improving the character and appearance of this part of the Stables Market.

### **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 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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 existing shopfronts which are proposed to be removed are in poor condition (including instances of rusted steel and damaged timber); are not consistent with the character of the market; and are not of any architectural merit.

The proposed replacement shopfronts will revitalise the site, delivering shopfronts with a design inspired by and "**in keeping with**" the wider Stables Market. The new shopfronts will improve connectivity between the units and the streetscene of Saddle Row and will re-animate the walkway.

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

significantly improved alongside the usability and operation of the moveable door panels. The existing level of the threshold will be maintained within the proposals.

Therefore, the proposals are in line with Local Plan Policy C6.

### 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 new shopfronts proposed to the site will encourage footfall to the site and increase permeability between the street and the units, enhancing and promoting the commercial character of the site and surrounding area.

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. The new shopfronts will enhance and promote the character and appearance of the Stables Market whilst also providing better accommodation for tenants and contributing to increased footfall at the site and wider Stables Market.

### **Conclusion**

The proposals will contribute to the character and appearance of the conservation area and wider Stables Market whilst also providing increased permeability and encouraging increased footfall to the site.

The proposed new shopfronts will also 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 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.

### **Application Documentation**

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

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

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**

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