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FAO: Laura Hazelton

9 April 2021

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

Your ref: PP-09632121

Dear Laura,

**North Yard Toilets, Stables Market, Chalk Farm Road, Camden NW1 8AH
Town and Country Planning Act (1990)
Application for Full Planning Permission**

We write on behalf of our client, Piazza (Camden) Triangle Extension, to submit an application for planning permission at North Yard, Stables Market, Chalk Farm Road, Camden NW1 8AH ('the site') for the following proposals in respect of:

"Refurbishment of the public toilet facilities in the North Yard blocks and associated façade alterations."

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 located to the ground floor of two blocks in the North Yard of the Stables Market. The site is accessed by an external passageway which leads from the North Yard onto Saddle Row.

There are several listed buildings located within the Stables Market, including the Grade II Listed Provender Store to the north and the listed Grade II* Horse Hospital Building. The wall boundary wall running along Chalk Farm Road is also Grade II* listed.

Background

The Stables Market North Yard buildings consist of a group of buildings located to the north -west corner of the site. The blocks host several market retail units and have recently been part of a wider façade renovation.

There have been no recent planning applications relevant to the North Yard public toilets.

Proposals

This application seeks planning permission for the external works required at the site to refurbish the existing public toilet facilities in the two rooms located in the North Yard block of the market.

The proposals, whilst retaining the existing footprint, seek to improve access and visibility of these public toilets for visiting members of the public, whilst also delivering an upgrade to the internal the space and facilities.

The physical works proposed are outlined in the submitted Design and Access Statement, prepared by Reed Watts.

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. Both the site's historic fabric and the surrounding environment have 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 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy Framework

Under paragraph 189 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. Paragraph 192 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a development proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 195).

Planning Considerations

Heritage, Design and Access

Camden Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In order to maintain the character of Camden's conservation areas the

council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to significance of a listed building through an effect on its setting or would cause harm to its special architectural and historic interest. Local Plan Policy D1(g) requires design to be inclusive and accessible for all.

The proposed refurbishment of the site is necessary due to the following reasons:

- The entrance to the existing toilets is accessed directly off an external path and lie directly opposite each other with no visual barrier separating them. This has resulted in a lack of privacy for visitors of the facilities.
- Limited security measures for the facilities when they are closed at night as the existing external timber shutters are in a state of disrepair and require upgrading.
- Existing signage is limited and difficult to read and recognise, even from a short distance.
- Opposite the existing North Yard toilets is an underused storeroom has been identified as an area where the toilet facilities can be enhanced to better support the visitor footfall numbers to the Stables Market.

The proposed design rationalises the existing design of the toilet facilities. There will be a reduction from nine toilets (split by gender) to eight unisex toilets. The refurbishment is creating eight comfortably sized unisex cubicles, two of which have been designed to be an ambulant toilet. Given the improved quality of the toilet facilities and the unisex toilet provision it is not considered that the reduction of one toilet will be detrimental to the functioning of the market.

In keeping with the existing timber shutters and the character of the Stables Market, the proposed façade for the toilet blocks will replicate the rhythm of the vertical elements of the shutters, creating a series of repeatable metal panels that complement the industrial character of the market.

No wheelchair accessible cubicles are included in these proposals as the site already benefits from multiple fully accessible toilets. The locations of these toilets and their proximity to the site can be seen in the submitted Design and Access Statement prepared by Reed Watts.

The internal changes will not affect views of the site from the conservation area and will deliver an improved design to the facades along this passageway.

The proposals are therefore considered to comply with relevant national and local planning policy and meet the statutory tests of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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. The refurbishment of the toilets will

increase the Market's usability and will be more accessible in terms of being unisex and will be of a more comfortable size than the existing provision thereby enhancing the market.

Conclusion

The refurbishment works proposed will contribute to and support the function of the wider Stables Market and will preserve the character and appearance of the Regent's Canal Conservation Area.

The proposals comply with the required planning policy and meet the relevant statutory tests as the proposals would result in no harm to the heritage asset. Planning permission should therefore be granted.

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 and Access Statement, prepared by Reed Watts.
- Existing and proposed plan, section and elevation drawings, prepared by Reed Watts; and

The requisite application fee (£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,



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