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FAO: Laura Hazelton

11 June 2021

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

Your ref: PP-09906052

Dear Laura,

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

We write on behalf of our client, Camden Market Estate Holdings Limited, to submit an application for planning permission at Stables Market, Chalk Farm Road, NW1 8AH ('the site') for the following proposals:

"Installation of three horse statues across the Stables Market for a temporary period of 1 year."

Site and Surroundings

The Site is located within the London Borough of Camden (LBC). The three statues will be located in different locations across the Stables Market. The location of each statue will be;

- Between the Long Stables Building and the Provender Store;
- At the west end of Camden Lock Place; and
- To the south of the Horse Hospital.

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, including the Grade II* listed Horse Hospital and the Grade II listed Provender Store, which are both located in close proximity to a horse statue.

Proposals

As part of their strategy to welcome back Camden locals, families and visitors to the Stables Market, LabTech are seeking planning permission for the temporary installation of three horse statues across the Stables Market for a period of 1 year.

The three horse sculptures will be located at different locations throughout the Market with information on the base of the statue, telling visitors more about the history of the Market, the history of horses within the market and the buildings they see around them.

Each horse statue will arrive as a blank canvas, allowing for each to be designed. Two of the sculptures will be designed by artists and the third one is intended to be designed by school children

and interpreted by an artist. The Applicant intends to work with LB Camden's STEAM team to hold a Borough-wide competition for schools in Camden to find a suitable design for the third horse. The topic for the artwork will be "Camden: past, present, future".

The undecorated horse sculptures would be made from fibreglass and will arrive on site polished without colour. They would be 2m in height, 2.5m in length and 1m in width. They will have a weighted base and will be fixed to the mortar joints between the existing granite setts. Their installation will be wholly reversible.

The sculptures are designed to be tactile, so that children can understand the size and stature of these animals. They will be subject to the same rigorous cleaning routine as all other high traffic contact points within the Market.

Accompanying the horse statues will be a free-standing exhibition in the Horse Tunnels which will tell the story of the Stables Market before it became a Market, by providing an introduction to the history of the Goods Yard and Depot, the Regent's Canal, and industrialisation in Camden. The exhibition would be freestanding with no fixings to the listed structure and will be located adjacent to the main entrance. In the evening, the free standing exhibition boards will be removed and securely stored on site until the market opens the following day.

Efforts will be made to ensure the exhibition is accessible to everyone, with alternative educational tools to meet the needs of those who experience vision impairment or other disabilities.

A free, self-guided tour will also be available to visitors, which will allow families to travel around the Market with a web app guide, discovering the architecture and horse sculptures for themselves in a trail that will take between 45 mins to one hour to complete, starting at the exhibition.

The trail will comprise approximately 20 points of interest (including the horse sculptures) that tell the story of the railway horse in a fun, engaging way. Each point of interest would be marked out in the Market by a non-permanent, horseshoe-shaped vinyl. The vinyl can be completely removed without damage to the cobblestones and granite setts.

The proposed works are set out in further detail in the Design and Access Statement, prepared by LabTech.

Pre-application Discussion

Pre-application advice from Camden Planning Officer's on the proposed development was requested on 1 June 2021. At the time of submission of this application, no response has been received.

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).

Camden adopted a suite of CPGs in January 2021.

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 proposed horse statues reflect the industrial nature and heritage of the Stables Market and will help re-animate the entirety of the Stables Market, delivering a cultural and educational experience for visitors which would enhance their enjoyment and appreciation of the historic environment.

It is considered that the sculptures will celebrate the market's history by providing the opportunity for visitors to engage with the Site's heritage both through the exhibition and through inviting artist's and school children to design the artwork for the three horses.

The proposed design meets the statutory tests and accords with local plan policy in terms of design and heritage.

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 unchanged as a result of the proposals. The location of the statues has been specifically designed to ensure that the Site is subject to the highest possible accessibility. 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 horse statues and associated exhibitions will enhance vitality and activity within the market, by increasing footfall across and will work to encourage customers to visit other parts of the market, to increase opportunities for existing and prospective tenants.

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.

Conclusion

The proposals can be seen to celebrate, preserve and enhance the character and appearance of the Stables Market and Regent's Canal Conservation Area, by providing an exciting opportunity for locals, families and visitors to learn about the history of the historic environment. The statues and standing exhibition have been located in areas which will provide the most interesting experience for visitors.

The proposed statues and interactive trail will help secure the longevity 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. It is further considered 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 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 LabTech;
- 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 Andrew Jackson of this office should you have any questions.

Yours faithfully,



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