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Planning and Borough Development  
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**FAO: Laura Hazelton**

16 June 2021

**Our ref: LJW/NFD/AKG/AJA/J10003**

**Your ref: PP-09763144**

Dear Laura

**Town and Country Planning Act 1990 (as amended)  
Part Lower Ground Floor and Basement, Building A1, Hawley Wharf, Camden, London, NW1  
Application for Full Planning Permission**

On behalf of our client, Ground Gilbey Limited (the 'Applicant') we enclose the following application for planning permission in respect of the use of part Lower Ground Floor and Basement, Building 01, Hawley Wharf, Camden, London, NW1 (the 'Site') for the following proposals:

**"Change of use of basement (light industrial use) and part lower ground floor (market retail and hot food takeaway use) of Building A1 to Electric Go-Kart Use (sui generis)"**

**Site and Surroundings**

The Site is located at Part Lower Ground Floor and Basement of Building 01, within the Hawley Wharf masterplan. Building A1 is located to the southwest of the masterplan and is bound by Chalk Farm Road to the west, the railway arches to the north and Regent's Canal to the south.

The Site is located within Camden Town and the Regents Canal Conservation Area.

**Recent Planning History**

The Site is contained within a large mixed-use building in the heart of Camden Town. The site has been built out pursuant to planning permission ref: (add 2020 s73 reference).

Under the latest s73 permission for the wider masterplan site, the basement level has permission to be used for light-industrial purposes (Class B1c) and the lower ground floor has permissions to be used as market retail and hot food takeaway use. None of this floorspace has been occupied under these approved uses.

**Pre-Application Discussions**

The proposed introduction of electric go-karting use at the site has been subject to thorough pre-application discussions with Camden planning officers over the last 6 months. The proposals were

presented at a Strategic Review Panel on 1 March 2020. Feedback received over the pre-application period has confirmed that officers are supportive of the proposed use in principle.

The proposals were also discussed at the CLG meeting held on 4 June 2021. The proposals were welcomed by residents.

## The Proposal

The proposals form part of the Applicant's wider strategy to revitalise the Camden markets following the pandemic and the impact of changing retail behaviours. The proposed use seeks to drive footfall to the markets, creating the opportunity for incidental spending in the existing market, supporting the function and vitality of the wider market ecosystem and Camden Town.

The proposal seeks to provide a vibrant new leisure use within Hawley Wharf which would attract a wider range of visitors to the Market and contribute to the function and vitality of the wider Market. The high-quality attraction will be a beneficial asset to the Hawley Wharf masterplan site and the surrounding area by delivering a use which will attract families, local residents and visitors alike to the site.

The operator, Capital Karts Camden Limited, has operated a successful go karting site in Barking, East London since 2013. This operator specialises in running Go Karts events.

The proposed development is an indoor go karting venue utilising electric karts powered by renewably sourced electricity. The Site will be a venue will be of high quality and a fantastic racing experience open to all ages and backgrounds.

The layout of the Site would be utilised to provide a themed reception/entrance area, viewing gallery and children's party room on the lower ground floor. At basement level there will be a briefing room, changing room and viewing area. The Go-Kart track would be based over two floors.

The proposals would lead to the following land use floor area changes at the Site:

Land Use	Existing (GIA sqm)	Proposed (GIA sqm)	Uplift (+/-)
Light Industrial (Use Class B1(c))	1065	0	<b>-1065</b>
Market Retail (Use Class A1)	660	0	<b>-660</b>
Hot food takeaway (Use Class A5)	130	0	<b>-130</b>
Go Karts (sui generis)	0	1855	<b>+1855</b>
<b>Total</b>	<b>1855</b>	<b>1855</b>	<b>0</b>

No external physical works are proposed as part of the planning application. The planning application will not create any new gross internal floorspace and is therefore not liable for CIL.

## Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The National Planning Policy Framework ('NPPF') (as updated February 2019);
- ii. The London Plan, being the Spatial Development Strategy for Greater London (2021):  
and
- iii. The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Camden are currently consulting on various Camden Planning Guidance documents.

## **Planning Assessment**

### Land Use – Family Entertainment (Sui Generis)

The proposed use of the Site is for Electric Go Karts.

In terms of land use the key matter in respect of the proposed use is the introduction of a new leisure / family entertainment use in the form of Go Karts to Hawley Wharf.

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 sets out that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets. Paragraph 9.35 states that new entertainment uses can add to the vitality and vibrancy of Camden's centres.

The proposed leisure / family entertainment (sui generis) use is an acknowledged main town centre use within the Camden Local Plan (paragraph 9.33). Given that the Site is located within Camden's town centre where a mix of town centre uses is supported the proposed use is considered acceptable in principle.

The proposed use would also attract locals / Londoners / families and tourists to the market and would therefore contribute to and support the function of the market and would not harm the character and appearance of the market in line with Local Plan Policy TC6.

An Operational Management Plan has been prepared by the prospective tenant and submitted in support of this application and sets out how the site will be managed in terms of hours, staff numbers and ticketing.

Overall, therefore the proposed use is acceptable in principle in line with Camden's Local Plan policies.

#### Land Use - Loss of Class B1(c) floorspace

Camden Local Plan Policy E2 protects business sites which provide employment for Camden residents. Policy E2 goes on to state that Camden will resist development of employment sites for non-business use unless it is demonstrated that (a) the site or building is no longer suitable for its existing business uses and (b) that the possibility of retaining, re-using or redeveloping the site for a similar or alternative type and size of business use has been fully explored over an appropriate period of time.

The Class B1(c) floorspace approved under planning permission ref: 2020/0362/P, dated 28 October 2020, has never been operated as Class B1(c) use. The loss of the Class B1(c) floorspace at the Site is considered theoretical and therefore acceptable for the following reasons:

- a) There will be no loss of employment for Camden residents. The submitted OMP demonstrates that the proposed use will deliver 20 jobs to local residents.
- b) LabTech is seeking to revitalise the wider Market for town centre uses given its location within the designated Camden Town Centre. The Local Plan does not define Class B1(c) use as a main town centre use. The previous S73 application proposed a Class B1c use in this location but it was for a specific B1c use which no longer requires the space. Open B1c use requires loading bays and easy access into the unit which is not possible in this basement space. The Site is therefore not considered an appropriate location for Class B1(c) use and it would be operationally challenging to host a light industrial use in this location given it is at the heart of the masterplan site; and
- c) The use was never implemented and there is no actual loss of Class B1(c) floorspace as a result.

As such, the proposed change of use of this floorspace is in line with Camden Local Plan Policy E2.

#### Land Use - Loss of Class A1 floorspace

Local Plan TC1 seeks to promote the distribution of retail and other town centre uses across the borough. Within town centres, the Council seeks the significant additional provision of retail in the Camden Town Centre.

Part of the Site has planning permission to be operated under Class A1. 660 sqm (GIA) of Class A1 retail space is proposed to be converted into sui generis leisure / family entertainment use as part of this proposal. The Class A1 floorspace approved under planning permission ref: 2020/0362/P, dated 28 October 2020, has never been operated as Class A1 use. Given that the Site is located within Camden's town centre where a mix of town centre uses is supported and that the Site has not ever been occupied as Class A1, the conversion of the Site from market retail to an alternative town centre use is deemed acceptable.

#### Land Use - Loss of Class A5 floorspace

London Plan Policy E9 states Boroughs should carefully manage the over-concentration of A5 hot food takeaway uses within town centres.

Hot food takeaways are not a protected use within the local or regional policy, therefore, the conversion of 130 sqm (GIA) of Class A5 Use to an alternative town centre use accords with local and regional policy.

#### Operational Management

Capital Kart Limited have prepared an Operational Management Plan (OMP).

The OMP sets out the opening hours, servicing and delivery details, waste strategy, staff numbers, number of visitors and crowd/queue management. The tenant will be required to operate the Site in line with the OMP via their lease.

#### Access

All levels of the venue are easily accessible via stairwells and lifts, in line with the approved, as built situation.

#### Amenity – Air Quality

Camden Local Plan Policy CC4 states that the Council will ensure that the impact of development on air quality is mitigated.

Wardell Armstrong have undertaken an air quality review in accordance with relevant guidance and policy, to consider the potential for air quality impacts during the construction and operational phases of the proposed development. The air quality assessment demonstrates that the proposed development will accord with local, regional and national planning policy and will not lead to an unacceptable risk from air pollution and that there are no material reasons in relation to air quality as to why the proposed scheme should not proceed.

#### Sustainability

Camden Local Plan Policy CC2(h) states the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

The Sustainability Statement, prepared by Scotch Partners LLP outlines the energy and sustainability strategy for the site and demonstrates that the proposals will align with the Camden Local Plan and London Plan standards. The Sustainability Strategy concludes opportunities for implementing sustainability and CO2 reduction measures and solutions appropriate to the proposed development have been identified. This has ensured that the design proposals are aligned with policies relevant to sustainable design and construction and will meet, or where viable exceed, policy requirements.

Sustainability measures included as part of the proposed development include; a low carbon building with low energy demand, low water usage, a Site that promotes sustainable forms of travel and will be car-free, a Site that will create a safe and healthy internal environment; a Site that, as far as possible, will be resilient to the impacts of future climate change and the use of best practice construction site management procedures across the site.

### Acoustics

Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours through ensuring their amenity is protected. Noise is a factor that will be considered to protect the local amenity of communities, occupiers and neighbours.

Local Plan Policy A4 seeks to ensure that noise and vibration is controlled and managed. Planning permission will not be granted for development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

The proposals are in line with Camden's Local Plan Policies A1 and A4 which seek to protect local amenity. A Noise Assessment, prepared by Cass Allen calculated the appropriate level of noise to be emitted from the Site during its operation and found that a noise reduction would be required to make the development acceptable. It is the Applicants desire to include suitable façade improvement systems at the detailed design stage to mitigate this impact.

The Assessment concludes that, with sufficient mitigation, the Site is suitable for the proposed development in terms of noise levels and that planning permission should be granted subject to the imposition of suitable planning conditions.

### Enhancing the Camden Market ecosystem

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 Market. The diversification of the Camden Market offer will enhance the vitality and activity within this part of the market. The proposed uses will also act as an anchor drawing people through the market to this location and attracting a wider range of visitors which will help contribute to securing the Market's long-term future. The proposals have been discussed with local groups, who have no objection to the principle of the proposals.

### **Conclusion**

The development can be seen to contribute to the diversification of the Market in line with Camden's town centre and market planning policies and is one which will encourage a new range visitors to the market, so contributing to the success of the market at large and to the appreciation of its heritage assets in line with Local Plan Policies D2 and TC6.

In line with the Camden Renewal Commission's objectives to deliver a thriving local economy and support the success of local businesses, the introduction of the proposed uses to this location will improve footfall to the site's immediate area and as a consequence will contribute to the turnover of smaller retailers in the Stables Market.

It is considered that the proposals for which planning permission is sought complies with the local, regional and national planning policy. It is 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

### Supporting Documents

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

- Completed Application Form and certificates;
- Site Location Plan, prepared by Labtech;
- Completed CIL Form, prepared by Gerald Eve;
- Existing and proposed plan drawings, prepared by Veretec;
- Operational Management Plan, prepared by Capital Karts Camden Limited;
- Acoustic Report, prepared by Cass Allen;
- Sustainability Statement, prepared by Scotch Partners; and
- Air Quality Assessment, prepared by Wardell Armstrong.

The requisite application fee (£462) has been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation of the applications 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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