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FAO: Laura Hazelton

3 August 2021

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

Your ref: PP-09879268

Dear Laura,

**Paddock Lane , Stables Market, Chalk Farm Road, NW1 8AH
Application for Planning Permission [part retrospective]**

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

“Refurbishment of 14 shopfronts along the North façade of the Triangle building, glazing to the western end of Paddock Lane, refurbishment of retail unit no. 501, installation of 3no. shutters, installation of folding doors and all associated works [part retrospective].”

As the works to refurbish the shopfronts along the Paddock Lane façade have already been undertaken, planning permission is sought retrospectively.

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 within the Stables Market.

The site fronts on to 'Paddock Lane', a pedestrian street which is adjacent to the Triangle Building and directly accessible from Camden High Street. This application refers to the 14 retail units alongside the Northern facing façade.

Proposals

This application is seeking retrospective planning permission for the new façades to the 14 retail units along Paddock Lane the design of which replicates the original shutters with black metal frames that complement the industrial character of the market. The new facades represent a significant improvement on the previously existing facades which were in a state of disrepair, with a considerable number of glass panes broken and temporarily replaced with plywood. The proposals provide three metal roller shutters located in correspondence with the open walkways, as already built along the South facing side. The shutters would improve the security

level of the covered market and the use of the shutters would coincide with the market's opening hours.

Disused retail unit no. 501 will be refurbished and bought back into use and will have the same façade treatment at the existing retail units in this location ensuring a coherent façade design in this location.

The works will revitalise Paddock Lane as a row of activated and permeable shopfronts within the Stables Market. The increased visual permeability will contribute to and enhance the vibrancy and vitality of Paddock Lane, whilst improving the character and appearance of this part of the Stables Market.

The proposals will lead to the following floor areas (GIA sqm):

Land Use	Existing (disused)	Proposed	Uplift (+/-)
Retail	2.5	2.3	-0.2 sqm
Total	2.5	2.3	-0.2 sqm

Local Development Framework

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The National Planning Policy Framework (2021), 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. 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 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Considerations

Land Use – Retail

Camden Local Plan Policy TC1 states the provision of retail will be supported in Camden's

designated growth areas and existing centres, of which the market is included. This retail floorspace is expected to be supported by a range of other town centre uses, including food, drink and entertainment uses.

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. Furthermore, Policy TC2 states that retail spaces should be of high quality and incorporate room for signage.

The refurbishment of retail unit no. 501 will create a marginally loss of retail floorspace when compared to the existing. However in its current state, the existing, disused unit does not contribute to the character and function of the Stables Market.

The proposed refurbishment of the disused unit will deliver a coherent shopping frontage to Paddock Lane, contributing to the revitalisation of Paddock Lane and the wider character and function of the market. Therefore this marginal loss of retail floorspace is considered acceptable. and in line with Camden Local Plan Policies TC1 and TC2.

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 previous façade was in poor condition (including damaged timber and a considerable number of broken glass panes that were replaced with plywood boards) and the open layout had left the units vulnerable and difficult to manage. The signage was left for each retailer to manage which often resulted in a confused layout and lack of cohesion along the lane.

The works (for which planning permission is retrospectively sought) have secured the site whilst also revitalising the street scene, delivering shopfronts with a design inspired by and in keeping with the wider Stables Market. The lower section of the frames is made of a solid metal panel which protect the glass from damage and replicate the other units along the Lane. The high level opening has been infilled with a fixed metal fascia, offering a continuous line to host signage, for which separate advertisement consent would be sought by tenants.

The proposed shutters are retractable and will only be drawn during market closing hours. The design of the shutters is shown on pages 11-12 of the DAS. The photographs on page 11 illustrate that the design of the shutters are in-keeping with those already in the market.

It is considered that the new shopfronts will improve connectivity between the units 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 the threshold to each of the retail units will be maintained within the proposals. Access will be restricted after opening hours by the proposed shutters. This is to ensure that the area is secured. When the market is open, the shutters will be opened, and unimpeded access will be possible for visitors, in line with existing shutters elsewhere across the market.

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. The new shopfronts and the refurbishment of retail unit no. 501 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 and supporting tenants recovering from the impacts of the COVID-19 pandemic.

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 encouraging increased footfall to the site through the introduction of new shopfronts which will revitalise Paddock Lane and contribute to the retail character and function of the Stables Market.

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 and retrospective 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 Reed Watts; and
- Existing and proposed drawings.

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,



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