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

Your ref: PP-10081715 & PP-10081751

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Chalk Farm Gate and Chalk Farm Road Building, Stables Market, Camden, London, NW1
Application for Listed Building Consent, Full Planning Permission and Advertisement
Consent**

On behalf of our client, Stables Market (Camden) Limited (the 'Applicant') we hereby enclose an application for planning permission and listed building consent for the following works to Chalk Farm Gate and Chalk Farm Road Building, Stables Market, Camden, London, NW1 (the 'Site') for the:

“Demolition of existing roof and replacement with new canopy structure, demolition of existing wall, replacement of existing market doors with new bi-fold gates, removal and rationalisation of existing services containment, installation of new external lighting to the façade of the Chalk Farm Road building, seating and signage. Use of part of the Site as an outdoor café (Class E).”

Advertisement consent is also sought for the signage proposed to the Chalk Farm Gate Fascia.

Site and Surroundings

The Site subject to this application is the Chalk Farm Road Gate that marks the entrance to the Camden Stables Market and the Chalk Farm Road Building from Chalk Farm Road. The works are proposed for the new main entrance portal to the Chalk Farm Road Gate and new lighting for the Chalk Farm Road Building.

Chalk Farm Gate, brings visitors into the heart of the Stables Market, offering routes west into North Yard, or south towards the Horse Tunnel.

The Site is located within the Regents Canal Conservation Area. The Chalk Farm Wall, which forms part of Chalk Farm Road Building and Chalk Farm Gate is Grade II listed (ref: 1258101).

The Grade II* listed Horse Hospital, which does not form part of the application site, is located to the north.

Relevant Planning History

Planning permission (ref: 2017/2155/P) and listed building consent (ref: 2017/2753/L) were approved on 14 August 2017 at Chalk Farm Road Building for the:

“Removal of non-original internal partitions and mezzanines from ground floor units 29-35, plus insertion of replacement mezzanines and staircases, together with construction of new entrance steps, and the repair and re-rendering of door jambs.”

Planning permission (ref: 2017/0970/P) and listed building consent (ref: 2017/1359/L) were approved on 24 May 2017 at Chalk Farm Road Building for the:

“Reconfiguration and fitting out of Units 38 and 39 to facilitate occupation by a single retailer, with works comprising installation of new external doors, new internal stairs, new underground services, and repairs to roof structure.”

Through a thorough search of Camden’s online planning history, no records of any previous planning history for the gate and entrance to Camden Stables could be found.

Pre-application Discussions

Written pre-application feedback was received from Camden Planning and Design Officers on the proposals on 18 February 2021 via email. The pre-application advice stated that there is no objection to the principle of the works. The pre-application feedback received is summarised below:

- i. It was queried whether the Bostwick gates are the most appropriate choice.
- ii. More details were requested on the existing timber beams and their historic significance.
- iii. More analysis of roof structure was requested
- iv. More details and visuals of the black vinyl signage were requested, to address questions over its appearance and durability.
- v. Concerns were raised about the polycarbonate roof. Camden stated that using glass would be preferable as it is higher quality, longer lasting, easier to maintain, and more in keeping with traditional railway architecture.

The application submission pack seeks to respond to the design queries raised by officers in February 2021.

Further written feedback was received from Planning and Design Officers on the proposals on 30 June 2021, which supported the principle of the proposed structural details.

The Proposals

This application seeks listed building consent, planning permission and advertisement consent for the works set out in the Design, Access and Heritage Statement, prepared by Moxon Architects and the Wayfinding Strategy, prepared by LabTech and submitted in support of this application.

The Applicant wishes to sensitively refurbish the heritage assets of the Site whilst improving the later buildings and the market visitor experience. This proposal aims to attract more visitors to the Stables Market and contribute to the function and vitality of the wider Camden Market ecosystem. The proposals incorporate:

- The removal of the existing roof and replacement with new canopy structure;
- The incorporation of new bar structure, to form outdoor cafe space;
- The incorporation of new integrated furniture items to form seating area directly under the new canopy structure;
- The removal of the existing market doors and replacement with new metal bi-fold gates;
- The removal and rationalisation of existing services containment;
- Installation of new signage; and
- The installation of new external lighting across the facade of the listed Stable building.

The proposed development will not create any new floorspace (GIA) and is therefore not liable to 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 July 2021);
- ii. The London Plan (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).

Statutory Legislation

As the site is listed and located within a conservation area, statute regarding the historic environment is relevant.

Section 66 of the Planning (Listed Buildings and Conservations Area) 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 Assessment

Land Use – Café (Class E)

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 9.31 of the Local Plan recognises that eating and drinking uses provide a key role in the attractiveness of Camden's centres. Paragraph 9.35 goes on to state that new food and drink uses can add to the vibrancy of Camden's centres.

The proposed use for a new 32.3 sqm (GIA) café within Chalk Farm Gate at the entrance to the Stables Market will activate the currently inactive entranceway and this section of the Chalk Farm Road elevation of the market which, as existing, has very little active uses due to the impermeable wall.

The proposed use of this area as a café will add to the vibrancy of this part of the Stables Market which is within the Camden Town Centre. The café 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. The use will act as an anchor to encourage people to enter the market as it will be visible from Chalk Farm Road which is a busy pedestrian thoroughfare.

Overall, the proposals will deliver an acknowledged town centre use to the site which will support the character and function of the wider Camden Stables Market. It is therefore considered that the proposals comply with planning policy.

Design and Heritage

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 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.

The design and materiality proposed to Chalk Farm Gate will preserve and enhance the historical and industrial nature of the site and the wider Camden Stables Market. As set out in the supporting Design, Access and Heritage Statement, the replacement of the entrance gates and the enhanced signage, roof and the area underneath will improve and revitalise the site to deliver bettered pedestrian access.

The Structural Report, prepared by Meinhardt (UK) Ltd, notes that the existing roof, which is located within the curtilage of a listed building, is towards the end of its design life as it is showing signs of distress especially at the connection between the timber purlins and the perimeter masonry structures due to water ingress. The settlement of the bricks under the purlins and the effect of rotting on these timber elements has significantly reduced the roofs capacity. The main timber truss is showing longitudinal splits on top and bottom chords. It is also likely that water ingress could have damaged the main truss. It is therefore proposed to replace to roof.

The proposed connection between the roof and the listed wall along Chalk Farm Road is to achieve top restraint of the wall against lateral loads, therefore not altering the current structural behaviour of the wall. The roof wall plate will be connected to the wall using anchor bolts. The bolts will be embedded into the wall to achieve the required tension capacity and recessed into the timber member to hide the connection.

It is considered that the proposals for the new roof will not lessen the significance of the Chalk Farm Stable as it is of low significance because the southeast wall of the building has been obscured by the 'shed' since at least the extension of the building in 1880-83. Additionally, the 'shed' area has been largely altered through the years and there are no indications of any historical features deserving to be retained.

It is therefore considered that the impact of the proposals is considered generally beneficial to the preservation of the values and significance of the listed building.

In line with NPPF paragraph 202, the proposals will deliver the following public benefits:

- i. Celebrate and enhance the architecture of the Grade II listed stables building through the installation of lighting;
- ii. The enhanced entrance will make the market a more desirable place to visit, drawing people in to increase footfall and support tenants;
- i. Replacement of the poor-quality existing gates and roof which detract from the character and appearance of the Regent's Canal Conservation Area, with a careful and distinctive design informed by the historic character of the Site;
- iii. Creation of a new outdoor café at the Stables Market, a wholly appropriate Town Centre use, which will contribute to the continued success of the market, securing the heritage asset and its setting long-term future;

- iv. Supporting LabTech's objective to regenerate and revitalise this area of the Camden Town Centre.

The proposals will also revitalise and reactivate this area of the market ensuring that the market remains an attractive, interesting and vibrant place to visit. This will contribute to the prosperity of the Stables Market thereby securing an important Camden heritage asset and its setting in the long-term.

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

Signage and Lighting

Camden's Advertisements CPG (2018) and Local Plan Policy D4 require all advertisements and signs should respect the form, fabric, design and scale of the host building and setting. All signs should ensure that they serve as an integral part of the immediate surroundings and be constructed of materials that are sympathetic to the host building and the surrounding area.

Local Plan Policy D4 states that Camden will support advertisements that:

- a) preserve the character and amenity of the area; and
- b) preserve or enhance heritage assets and conservation areas.

The Design, Access and Heritage Statement, prepared by Moxon Architects and the Wayfinding Strategy, prepared by LabTech provide details of the lighting and signage. The proposals are sensitive and appropriate to the surrounding context and historical nature of the site.

Signage has always been part of the history of the Stables Market and this strategy builds on this rich history. The existing signage zone is to be removed and replaced with a new signage fascia across the top of the gate apertures. The new fascia will be integrated with the new gate structure providing a more visually coherent intervention within the Chalk Farm Wall. Concealed linear lighting fixtures will sit along the lower ridge of the new fascia illuminating the entrance signage. An additional light fixture cantilevered above the new fascia signage will illuminate the main Camden Market entrance signage located on the wall above.

The considered positioning of sympathetic lighting fixtures along the sills of the ground and first floor windows of Chalk Farm Road Building will provide illumination to the historical facade celebrating the building's period features whilst helping to enhance the street scape along a considerable length of inactive frontage. The LED strip lighting will be concealed from view within a discreet profile, with a black finish to match the window frames.

The lighting strategy is minimal and works to highlight the architectural features of the Chalk Farm Road Building. It has been designed to enhance the legibility, architecture, and safety of the market benefiting both the visiting public and market traders which will secure their long-term optimum viable use, supporting the market economy in line with local and regional policy.

Therefore, the proposed signage and design is in line with Camden Local Plan Policy D4 as it will preserve the character and amenity of the immediately surrounding area in Camden town centre and will preserve and enhance the both the listed building and the conservation area in line with Local Plan Policy D2

Enhancing the Stables Market

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 Plan Policy TC6 as they will revive and enliven an important entrance to the Stables Market, welcoming and encouraging more people to enter and thereby supporting and improving the continued function of the Site and contributing to the wider Stables Market.

Conclusion

It is considered that the proposals represent a sensitive treatment of this site within the context of the listed building and will secure the preservation of its historical significance. The lighting proposals will celebrate and enhance the architecture of the Grade II listed stables and the refurbishment works proposed will create a new café use which will contribute to and support the success of the wider Stables Market and will preserve the character and appearance of the Regent's Canal Conservation Area.

The refurbishment of the Site will also secure the longevity and attractiveness of this part of the market in line with local policy TC6.

It is considered that the application complies with the relevant statutory tests, the NPPF and 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 and consent should be granted for the application accordingly.

Supporting Documents

In support of this application, 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 plans, sections and elevations, prepared by Moxon Architects;
- Design, Access and Heritage Statement, prepared by Moxon Architects;
- Wayfinding Strategy, prepared by LabTech; and
- Structural Statement, prepared by Meinhardt (UK) Ltd.

The requisite fee of **£462** (plus a £28 planning portal service charge) for the planning permission has been paid online using the planning portal.

The requisite fee of **£462** (plus a £28 planning portal service charge) for the advertisement consent application has also been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation in due course. In the meantime, please do not hesitate to contact Anna Gargan (020 7518 7240) or Andrew Jackson (020 3486 3734) of this office should you have any questions regarding the above.

Yours faithfully,



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