

Application ref: 2021/3778/P
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Development Management
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Paddock Lane
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

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

Drawing Nos: 2015(0)002 rev B, 2015(0)015 rev B, 2015(0)035 rev B, 2015(0)105 rev B, 2015(0)305 rev B, Design and Access Statement dated July 2021, letter dated 3rd August 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in

CA] of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2015(0)002 rev B, 2015(0)015 rev B, 2015(0)035 rev B, 2015(0)105 rev B, 2015(0)305 rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The security shutters hereby approved shall only be closed outside market opening hours.

Reason: To safeguard the appearance of the premises and the character of the immediate area and ensure permeable visitor access through the markets in accordance with policies D1, D2, C6 and TC6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek retrospective permission for new facades to 14 retail units along Paddock Lane. The design replicates the original shutters but with an industrial character of black metal. In addition, disused unit no.501 shall be refurbished and brought back into use with the same façade treatment as the existing units in this location, providing a uniform façade character.

The previous façade design was a large glazed opening with brick slip fascia above and was in a poor state of repair, with damaged timber and broken glass panes replaced with plywood boards. The replacement shopfront facades are considered to be a more sympathetic design which improve the appearance of the units and, although contemporary in design, are sympathetic to the industrial heritage of the site. They are also in keeping with the design of other shopfronts approved elsewhere across the site. The proposals also include three metal roller shutters to the open walkways in order to block access through these routes when the markets are closed. The proposed shutters are retractable and would only be closed after market closing hours, which shall be secured by condition.

Overall, the development is considered to preserve the character and appearance of the Stables Markets and this part of the Regents Canal Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

Given the location and nature of the proposals, it is not considered that they will harm the amenity of any adjoining residential occupiers in terms of outlook, noise, privacy or daylight/sunlight impacts.

One objection has been received due to the fact that retrospective permission is sought. The fact that the works have been carried out already is not a consideration when assessing their acceptability, and the proposals have been considered on their own merits. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer