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FAO: Laura Dorbeck

17 September 2021

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

Your ref: PP-10180550

Dear Laura,

**Triangle Building Facade, 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 the Triangle Building, Stables Market, Chalk Farm Road, NW1 8AH ('the site') for the following proposals:

“Refurbishment of 5 ground floor shopfronts along the façade of the Triangle Building and replacement of the canopies, lighting and entrance doors, including the adjacent booth of the western end of the Triangle Building façade and all associated works.”

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 application refers only to the 5 retail units on the ground floor, the ground floor entrance doors and adjacent booth which is located on the western end of the building. The site is directly accessible from Camden High Street.

Proposals

This application is seeking full planning permission for the new façades proposed to the 5 retail units along the ground floor of the Triangle Building, the design of which replicates the original design features including 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 replacement canopies for the retail units, including replacing the broken brackets for the canopies.

The proposals include the security booth on the western end of the facade which has fallen into disrepair. The proposals will provide a new side wall and sliding doors in the same design as the rest of the building.

The works will reactivate the existing shopfronts within the Stables Market and will contribute to and enhance the vibrancy and vitality of the Triangle Building, whilst improving the character and appearance of this part of the Stables Market.

Relevant Planning History

On 14 January 2021, planning permission (ref: 2020/5286/P) was granted to the south elevation façade of the Triangle Building for the following:

“Installation of 4x awnings at ground floor fascia level and associated relocation of existing hanging signage.”

An application for part retrospective planning permission is also pending consideration with LB Camden to the retail units along Paddock Lane (part of the Triangle Building) for the following:

“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].”

The proposed facades have been considered alongside recently approved façade designs to the south elevation of the Triangle Building and the recently submitted design to the retail units along Paddock Lane (ref:2021/3778/P).

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 the retail units and security booth along this elevation will deliver a coherent shopping frontage to this façade of the Triangle Building contributing to the revitalisation of the building as a whole and the wider character and function of the market. Therefore, the refurbishment of these units is 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. Policy D3 sets out Camden's expectations for shopfront design.

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 metal panels concealing the ductwork above the glazing have become discoloured over time. Similarly, most of the canopy brackets for the units are broken.

The proposed new folding sliding doors with solid panels at the bottom and glazing's at the top would replicate the rhythm of the timber shutters previously used across the site to secure the shops overnight. The new doors will be supported by a new metal structure made of steel posts and beams which will provide signage for the retail units. The new canopies will protect the new façade and will be made from steel section to align with the rest of the market. The appearance of the façade will also be improved through the relocation of existing lighting and the installation of additional up-lighting and LED lighting. Additional lighting details are included at page 17 of the DAS.

New folding sliding doors will also be installed also in correspondence with the open walkways to secure the market at night. Their opening hours will align with those of the rest of the market. The proposed shutters are retractable and will only be drawn during market closing hours. The design of the doors is shown on page 11 of the submitted DAS, prepared by Reed Watts.

The proposed shopfronts will improve the character and appearance of the conservation area in this location as they will deliver activated shopfronts and will refurbish the existing shopfronts which are of poor-quality design.

It is considered that the new shopfronts will improve connectivity between the units and will re- animate the ground floor of the Triangle Building. 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 sliding doors. This is to ensure that the area is

secured. When the market is open, the doors will be opened, and unimpeded access will be possible for visitors, in line with existing sliding doors 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 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 revitalisation of the Triangle Building shopfronts which will 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 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, including lighting details, 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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