



GERALDEVE

London Borough of Camden
Planning and Borough Development
5 Pancras Square
c/o Judd Street
London
WC1H 9JE

72 Welbeck Street, London W1G 0AY
Tel. +44 (0)20 7493 3338
geraldev.com

FAO: Laura Dorbeck

7 October 2021

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

Your ref: PP-10213752

**Town and Country Planning Act 1990 (as amended)
Gin Stalls, The Stables Market, Chalk Farm Road Camden, NW1 8AH
Application for Full Planning Permission**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we enclose an application for full planning permission at Gin Stalls, The Stables Market, Chalk Farm Road Camden, NW1 8AH (the 'Site') for the:

"Installation of new shopfronts, including awnings, to the 'Gin Stalls' and associated works"

Relevant Planning History

The original structures were approved under planning permission ref: 2016/3874/P, dated 22 September 2016, which granted planning permission for the:

"Erection of four single storey structures to provide 8 x hot food takeaway units (Use Class A5) following demolition of existing four units (Use Class A5)."

Planning permission (ref: 2020/1577/P) was later approved on 7 May, which proposed to alter the design of the shopfronts, for the:

"Installation of new shopfronts to the 'Gin Stalls' and associated works [part retrospective]"

This proposal seeks the replacement of the existing shopfronts with the proposed design which will improve the stalls' operation during inclement weather as the awning will provide protection above the service windows whilst also delivering a design which is more in keeping with the overall design of markets.

Site and Surroundings

The Site is located within Stables Yard, adjacent to the Gin Building in Camden Stables Market. The site's existing use is for hot food takeaway (sui generis).

The Site is located within the Regents Canal Conservation Area but is not statutory or locally listed, however the Gin Building is a building of historic interest and positive contributor to the Conservation Area, forming the end of a large terrace of buildings now demolished.

There are several listed buildings located within the Stables Market, including the Grade II Listed Provender Store to the north and the listed Grade II* Horse Hospital Building. The wall boundary wall running along Chalk Farm Road is also Grade II* listed.

Pre-Application Discussions

The proposals were discussed with the Council's planning and design officers on 7 September 2021, where Officers supported the principle of the development, subject to (i) the timber structure of the awnings being 'slimmed' and (ii) the length of the awning terminating in line with the service windows on the return elevations. The Applicant has responded to these comments in the proposed design.

The Proposals

The proposal seeks planning permission for the:

“Installation of new shopfronts, including awnings, to the ‘Gin Stalls’ and associated works”

The proposed development comprises of:

- Removal of brick cladding from all elevations;
- Exposing the side elevations to reveal the 'outer skin' as per the design approved in 2017 (ref: 2016/3874/P);
- Introduction of a flat timber frontage as the 'inner lining', following the principle of approved 2017 scheme (ref: 2016/3874/P) and the rationalised geometry of the 2020 application (ref: 2020/1577/P); and
- Introduction of a timber-framed canopy to provide shelter from the sun and inclement weather.

The proposed design is to the material finish to the façades and makes no changes to the existing access arrangements.

The proposals for which planning permission is sought in this application are part of a wider ambition from LabTech to establish Camden Markets as a major London landmark that attracts a broader community of users.

As part of a detailed design review of the entire market, it is proposed to use a softer approach in the materiality of the front elevation of the gin stalls as this would be beneficial not just for the stalls, but the Stables Market as a whole.

Details of the proposals are set out in the Design and Access Statement, prepared by LabTech.

The proposals will not alter the quantum of existing, approved internal floorspace at the Site.

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') (2021);
- 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).

Statutory Legislation

As the site is located within the Regent's Canal conservation area and nearby listed buildings within the market, 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

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 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

The proposed design aims to re-amine and further enliven the walkway in front of the existing stalls. The proposed design includes the introduction of a timber-framed canopy to provide shelter from the sun and inclement weather, which will better suit the needs of the operators and users. The proposals also seek to deliver a refined commercial and architectural design language throughout the Stables Market which recognises, preserves and enhances the industrial character and appearance of the Conservation Area and the setting of the nearby listed buildings.

The design will include a modest and softer aesthetic than the existing design which will preserve and enhance the character and appearance of the Conservation Area whilst also respecting the historic setting adjacent to the site, including the Provender Store to the North face of the viaduct.

The changes solely relate to the Gin Stall frontages, which are not of historic significance. Therefore, the character and appearance of the conservation area and the surrounding listed buildings will be preserved and maintained as a result of the proposals.

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

Shopfronts

According to Local Plan Policy D3, Camden expects a high standard of design in new and altered shopfronts.

When determining proposals for shopfront development the Council will consider:

- a. the design of the shopfront or feature, including its details and materials;
- b. the existing character, architectural and historic merit and design of the building and its shopfront;
- c. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;
- d. the general characteristics of shopfronts in the area;
- e. community safety and the contribution made by shopfronts to natural surveillance; and
- f. the degree of accessibility

The proposed design meets the requirements of the policy as the details and materials of the proposed shopfronts have been chosen to respect and reflect the character and appearance of the surrounding Stables Market, thereby maintaining the design relationship of the shopfronts throughout the market. The design will improve the function of the shopfronts as the awning will enable better operation of the stalls during inclement weather. The existing character of the site will be preserved and enhanced through the proposed materiality for the shopfronts and natural surveillance will be improved in the area as the new shopfronts will increase the vitality of the site throughout the day. The existing level of accessibility is maintained in the proposals.

The proposed shopfronts therefore comply with Local Plan Policy D3.

Enhancing Existing Use

In addition to the design considerations set out above, 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, especially during the winter months through the introduction of awnings, within the Stables Market. The refurbished shopfronts will enhance vitality and activity to this area of the market by delivering a more active and animated row of stalls, preserving the character of the Site and contributing to securing its long-term future.

Conclusion

The proposals can be seen to preserve and enhance the character and appearance of the Gin Stalls, whilst also contributing to the wider character and appearance of the Stables Market and the Regent's Canal Conservation Area.

The proposed 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, 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 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;
- CIL Form;
- Block Plan, prepared by Labtech;
- Existing and proposed plans and elevations, prepared by Labtech; and
- Design and Access Statement, prepared by Labtech.

The requisite fee of **£234** (plus a £25 planning portal service charge) has 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,



Gerald Eve LLP

NDavies@geraldev.com

Direct tel. +44 (0)20 7333 6371