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**FAO: Laura Dorbeck**

28 October 2021

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

**Your ref: PP-10343646**

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)  
The Stables Market, Chalk Farm Road and Camden Lock Market, Camden Lock Place, London  
Application for Temporary Planning Permission**

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

**"Temporary installation of dining pods across the Stables Market and Camden Lock Market for a period of 3 years"**

The Applicant is committed to improving conditions for traders and visitors to the markets alike, while building a strong sense of local identity. The proposed dining pods will enable diners to visit the Markets and will provide more covered seating. This will help to enliven the markets throughout the year and especially the winter months whilst also supporting the tenants trading during that time.

**Site and Surroundings**

The location of the dining pods are spread across various locations within the Stables Market and Camden Lock Market. The accompanying plans and Design and Access Statement show the locations of the proposed dining pods within the market.

The Site is located within the Regents Canal Conservation Area. The Site is not statutory or locally listed, however, there are several listed buildings surrounding the proposed temporary dining pods, including the Grade II\* Listed Horse Hospital and the Grade II Listed Provender Store.

**Relevant Planning History**

Planning permission (ref: 2020/5050/P) was granted on 6 January 2021 for the **"Temporary installation of 18 dining pods across the Stables Market and Camden Lock Market for a period of 4 months (November 2020-February 2021)"**.

The temporary dining pods were subsequently installed throughout the Site and have been a success, enlivening the space and increasing visitor dwell times throughout the winter months and driving footfall during lockdown.

This application seeks permission for the dining pods, including some additional pods, to be erected for a further temporary period of three years.

## **The Proposals**

The proposal seeks planning permission for the:

### **“Temporary installation of dining pods across the Stables Market and Camden Lock Market for a period of 3 years”**

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

The pods are proposed to be installed for a temporary period of three years to encourage the market to be used, especially during periods when the weather is cold or wet. The proposed opening hours of the pods is from 10am to 6pm, 7 days a week.

The proposed development has been designed to enhance vitality and activity within the market, by providing more covered seating to encourage the use of the market in poor weather. The location of the dining pods has been carefully considered to support the market traders and encourage more footfall and activity and increase visitor dwell time within the Stables and Camden Lock Markets. The proposed locations of the pods do not sever any existing pedestrian routes at the markets. The dining pods are temporary structures and will not be fixed to the floor or any historic surfaces and can be moved, if necessary.

The Dining Pods approved in January 2021 were installed on Site and have proved very successful with the market traders and visitors to the market, with lots of positive feedback received. The proposed development seeks an extension to the temporary period for the dining pods for a period of 3 years to allow market traders to continue to recover financially from COVID-19, which has been particularly tough on local traders.

It is proposed for 30 circular dining pods and 3 semi-circular dining pods to be erected across the markets, for 3 years. The capacity each dining pod provides seating for 3 - 6 people.

Three half-pods are proposed to provide covered seating in less open areas within the market. The half pods will ensure that sufficient pedestrian circulation space is provided in these areas which could not be achieved with fully circular pods. The half pods are of the same design as the full pods and will therefore deliver a consistent appearance across the markets.

The dining pods close to the Long Stable will be assigned to the Food and Beverage (F&B) unit operating in the building. Customers will purchase food at the markets stalls and bring food to the pods, which will be cleaned and disinfected regularly after use. This approach is in line with how the previously approved dining pods have been operated.

Each dining pod is 10.2 sqm (GIA) in size. The proposals will therefore create an additional 321.3 sqm (GIA) of temporary dining space at the Site and existing site access will remain unchanged.

## **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, 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 various locations for the temporary dining pods are located within a conservation area and nearby to listed buildings, statute regarding the historic environment is relevant.

Section 72 of the Planning (Listed Buildings and Conservations Area) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Planning Assessment**

#### Enhancing Existing Use

The proposals are being brought forward to support the traders and encourage footfall to the markets during periods of bad weather.

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 have been deeply affected by COVID-19. The dining pods have helped to enhance vitality and activity within the market, since COVID-19 restrictions have eased by providing more covered seating to encourage the use of the market especially in the winter months and support the traders' businesses. Many market traders are still in a fragile financial state due to the long-term implications of lockdown restrictions, it is therefore proposed to extend the life of the Dining Pods in the market for another 3 years to ease the impact of COVID-19 and to continue to encourage footfall and dwell times at the markets.

The proposals preserve and will contribute to and promote the character of the Site and will help contribute to the ongoing success of the Stables Market and Camden Lock Market, contributing to securing its long-term future.

#### Operational Management

Page 5 of the Design and Access Statement, prepared by Lab Tech, sets out the proposed operating hours and the proposed servicing for the temporary dining pods. The dining pods will be for use by the general public across the markets who will pick up food from various traders and bring it to the pods to eat. The pods close

to the Long Stable will be assigned to existing F&B tenants operating in the building. Tenants using the dining pods will be required to agree to these operating hours.

To maintain the highest standards of hygiene, cleaning materials including disinfectant and wipes will be placed in each dining pod and each dining pod will be cleaned by the market cleaning team after each use.

### 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 design and materiality of the proposed dining pods will preserve the historical and industrial nature of the Site and the wider Camden Stables Market and the Camden Lock Market. The dining pods are temporary, not fixed to the floor and wholly reversible and have been sensitively placed to respect the historic environment. Furthermore, being translucent and of curved form, the circular dining pods allow for 360 degrees visuals of the surrounding areas and historic buildings. The proposals will revitalise and reactivate the market ensuring that the market remains an attractive, interesting and vibrant place to visit. This will contribute to the prosperity of the 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.

### **Conclusion**

The proposals can be seen to preserve and enhance the character and appearance of the Stables Market, 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;
- Completed CIL Form, prepared by Gerald Eve;
- Block Plan, prepared by Labtech;
- Existing and proposed plans and elevations, prepared by Labtech; and
- Design and Access Statement, prepared by Labtech.

According to the Community Infrastructure Levy Regulations (2010) Regulation 5(2) the proposals for the 33 dining pods are not liable for CIL payment due to their temporary nature.

The requisite fee of **£234** 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,

A handwritten signature in blue ink that reads "Gerald Eve LLP".

**Gerald Eve LLP**

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