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FAO: Laura Dorbeck

27 October 2021

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

Your ref: PP-10282507

Dear Laura,

**Middle Yard Buildings, Camden Lock Market, Camden Lock Place, NW1 8AF
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 Middle Yard Buildings, Camden Lock Market, Camden Lock Place, NW1 8AF ('the site') for the following proposals:

"Refurbishment of the open unit to the south-west corner of the building, demolition of southwest corner extension, refurbishment of existing facades, replacement of timber doors and installation of new timber and glazing, removal of existing servicing and cables, replacement of signage, refurbishment of metal work and all associated works."

Site and Surroundings

The site is located within the London Borough of Camden (LBC).

The site is located 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 located within Camden Lock Market, including the Interchange Building (Grade II) and the Roving Bridge (Grade II).

The site is a two storey building in the heart of Camden Lock Market. The building is part brick with a steel framed structure (northern half), and part blockwork with timber cladding (southern half). Much of the original fabric of the building is in disrepair and covered in modern signage from the market stalls.

There is a staircase along the western façade of the building which provides access to the first-floor unit on the mid-landing. The Site is in a state of general disrepair, the entrance is formed of bi-folding metal doors, and a timber reveal which shows signs of severe weathering and rot.

Recent Planning History

On 22 July 2016 Planning Permission (ref. 2015/4774/P) was granted for:

“Demolition of existing timber Pavilion building, Middle Yard buildings and canopy structures and internal floors in East Yard. Construction of new Middle Yard building comprising basement and part three, part five storeys; single storey Pavilion building; new third storey on north-east of market hall building, bridge over the canal basin; deck area over Dead Dog Basin; and double pitched roof structure over East Yard. Change of use of existing East Vaults for flexible market uses (Classes A) and exhibition/events use (Classes D1 and D2); use of Middle Yard basement as exhibition/events venue (Classes D1 and D2); and use of the rest of the site for market uses (Classes A and B1). Ancillary works and alterations to existing structures and surfaces and other public realm improvements.”

Although the planning permission expired on 22 July 2019 it demonstrates an acknowledgement for the need to refurbish and improve the Middle Yard buildings.

Proposals

This application seeks planning permission for works which will reactivate this part of the Camden Lock Market. The Applicant has identified several opportunities at the site to improve its design, appearance and function as follows:

- Enhance the public realm of this central part of the market;
- Reactivate the facades to support the function and character of the market;
- Improve pedestrian flow through the southwestern corner.
- Deliver high-quality design to the building and market units which are currently in disrepair;
- Provide better opportunities for tenants with better stall operation and customer experience;
- Enhancing the historical character of the market with the chosen materials for the site; and
- Support overall market activity.

In order to realise these identified opportunities, the following works are proposed:

- Removal of the small extension to the south-western corner to increase the width of the pedestrian route;
- Opening up the south-western corner of the building for better permeability and activity around the perimeter of the building;
- Refurbish the open unit to the south-west corner to signify a later addition to the original building;
- Cleaning, refurbishing, and making good the existing facades with the removal of existing signage;
- Replacing the ageing timber doors facing Middle Yard with new glazed timber doors to enhance the public realm and permeability along the street;
- Replacing the ageing timber cladding to the northern half of the building;
- Removing as much of the existing servicing and cables as possible;
- Making good any defective, ageing metal work; and
- Creating a more coherent building in this notable location, that will more effectively serve its purpose as a market building.

The proposals will lead to the following land use areas (GIA sqm):

Land Use	Existing	Proposed	+/-
Market Retail (sui generis)	165.1	180.5	+15.4
Total	165.1	180.5	+15.4

As the proposals do not lead to an increase in over 100sqm GIA they are not CIL liable.

The proposals will reactivate this central building of the market, improving access and permeability, and creating an attractive area that is in keeping with the character of Camden Lock Market.

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

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.

A heritage statement prepared by Stephen Levrant Heritage Architecture Ltd has been submitted as part of this proposal. This heritage statement was prepared in August 2015 to accompany the wider application and is still relevant to the Market and current proposal.

The heritage statement states that the existing building is considered a negative feature in the Conservation Area Appraisal and that an upgrade to the site would provide a positive contribution

to the market alongside much needed additional space to ensure viable use of the market and ease congestion. Furthermore, the DAS submitted with this application states that the existing building is in poor condition (including instances of rusted steel and damaged timber); and is not consistent with the character of the market; and are not of any architectural merit.

The Officer Report that accompanied the approval for the Planning Permission granted in 2016 (ref. 2015/4774/P) concludes that the current site is in need of improvement and that upgrading the site would be a sensitive approach to upgrading Camden Lock Market for the 21st century. Both the proposed new-build elements and the alterations to existing buildings and structures are considered to preserve and enhance the character and appearance of the Regent's Canal Conservation Area and would support the market and allow it to diversify its offer.

The proposed works to the Site would create a more cohesive façade and deliver a design that is in keeping with the wider Camden Lock Market. Details of the proposed materials are shown on page 23 of the Design and Access Statement, prepared by Piercy and Company.

The proposals will deliver the following public benefits:

- More cohesive and open public space;
- Improved access to the site and the market;
- More attractive market retail experience;
- Increased legibility of the units and this central area of the Camden Lock Market; and
- Safer access to the first-floor mezzanine of the building.

Therefore, it is considered that the proposals comply with Local Plan Policy in respect of design and heritage.

Access

Policy C6 seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. The existing level of accessibility at the site will be significantly improved, notably along the south-western corner of the site where the removal of the extension and opening-up of the unit which will provide easier access to the public.

The proposed concertina doors will not impede pedestrian accessibility/flows as they are largely set back within the unit and open on to a wide pedestrian route. Details of the new units, doors and access are shown on pages 24-26 of the Design and Access Statement.

Creating a more cohesive façade across the whole building will improve permeability and create more attractive and active frontages in this central area of the Camden Lock Market.

Therefore, the proposals are in line with Local Plan Policy C6.

Enhancing Camden Lock 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 Camden Lock Market. Markets at large have been deeply affected by COVID-19. The refurbished facades proposed to the site will encourage footfall to the site and increase permeability between the street and the units, enhancing and promoting the commercial character and function of the site and surrounding area. The proposals will also lead to an increase in market floor area which will further support the function of the market.

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 Camden Lock Market. The proposals will increase the sui-generis market retail use to further support the function of the market. The refurbished facades will enhance and promote the character and appearance of the Market whilst also providing better accommodation for tenants and contributing to increased footfall at the site and wider market.

Conclusion

The proposals will contribute to the character and appearance of the conservation area and wider Camden Lock Market whilst also providing increased permeability and encouraging increased footfall to the site.

The proposed new facades, upgrade to the existing building and increase in market retail floor space will also help secure the longevity of this part of the market in line with local policy TC6. Pedestrian movement will also be improved through the removal of a modern extension, enabling greater space to travel through the market near the Canalside.

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, prepared by Piercy and Company;
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture Ltd in 2015; and
- Existing and proposed plans and elevation drawings, prepared by Piercy and Company.

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,

A handwritten signature in black ink that reads "Gerald Eve LLP". The script is cursive and fluid, with the letters "G", "E", and "L" being particularly prominent.

Gerald Eve LLP

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