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**FAO: Laura Dorbeck**

27 October 2021

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

**Your ref: PP-10334917**

Dear Laura,

**Saddle Row, Stables Market, Chalk Farm Road, NW1 8AH  
Application for Full Planning Permission**

We write on behalf of our client, Piazza (Camden) Ltd and Triangle Extension's Limited, to submit an application for planning permission at Saddle Row, Stables Market, Chalk Farm Road, NW1 8AH ('the site') for the following proposals:

**"Removal of existing timber arch infills and modern brickwork and replacement with retractable bi-fold glazed shopfronts along the Southern Elevation of Saddle Row, Camden Market."**

**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 located within the Stables Market.

The site encompasses the northern elevations of Saddle Row. The shop units which form the basis of the application comprise ground floor units on the southern elevation of the Atrium Building.

**Relevant Planning History**

Planning permission (ref: 2021/1445/P) was approved on 24 May 2021 for the:

**"Removal of existing timber arch infills and replacement with retractable bifold glazed shopfronts along the Southern Elevation of Saddle Row, Camden Market."**

The 2021 application sought to remove the existing timber shop front infills along the south elevation of Saddle Row and replace them with a simple retractable glazed facade intended to provide a light touch to the refurbishment of the historic brick arches on Saddle Row. This application seeks to make similar changes to the northern elevations of Saddle Row, thereby creating a consistent shopfront design in this area of the market.

## **Proposals**

Currently, the northern elevation of Saddle Row accommodates fifty-one individual retail units. The existing retail frontages comprise solid timber door panels. The panels are cumbersome to operate and provide an inflexible solution for displaying retailers' products when the units are closed.

Planning permission is sought to replace the existing timber bi-folding door sets currently infilling fifty-one of the ground floor level retail units along the northern elevation of Saddle Row with new metal framed glazed retractable door sets. The proposals also seek to remove the existing faux, modern brickwork located above the retail units and replacing it with a continuation of the rendered surface of the Atrium building above.

The design of the proposed retractable glazed facade to the northern elevation will reflect those to approved at the southern elevation (ref: 2021/1445/P). The proposed bi-fold system provides flexibility for a range of configurations allowing the user / tenant to arrange the glazed panels without fear of compromising accessibility or visual permeability into the shop. The proposed glazing system will improve visual connectivity into the units as well as provide a more adaptable solution for controlling entry into the shops.

Each door is subdivided into three equal panels. The two upper panels will be glass separated by a fully integrated glazing bar while the lower panel will be a solid metal finish. All exposed frame and metal work will be finished in black paint - replicating the colour of the southern elevation shopfronts.

The proposals also seek to remove all evidence of the faux brickwork and replace it with a rendered finish that matches the Atrium building facade above. The brickwork is a cosmetic addition and assumed to have been applied to replicate the historic brickwork of the vaulted arches along the southern elevation. The removal of the brickwork combined with the new minimalist detailing of the shopfronts will simplify the northern elevation and allow the historic vaulted brick arches on the southern elevation to serve as the defining feature in Saddle Row's identity.

The proposed systems will transform the previously unconnected frontage of Saddle Row into a row of active shopfronts. The increased visual permeability will contribute to and enhance the vibrancy and vitality of Saddle Row, whilst improving the character and appearance of this part of the Stables 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 Act 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.

Although the existing doors were designed to replicate doors historic to the markets the doors are not considered to have any architectural merit or heritage value. They are in poor condition and have degraded considerably since their installation, after the construction of the Atrium Building in 2008. As well as looking tired in their appearance, they do not function well and therefore require replacing with a more accessible solution.

The facade above the existing shopfront openings is comprised of non-structural brickwork with faux, modern arched reliefs to reflect the arched profiles of the original vaults on the southern elevation of Saddle Row. The false arches often clash with window openings above the shopfronts creating visually awkward interfaces that crudely highlight the reality that the brickwork is clearly not original. The brick slip cladding has no heritage value or significance.

The proposed replacement shopfronts will revitalise the site, delivering shopfronts with a design inspired by and **"in keeping with"** the wider Stables Market. The new shopfronts will improve connectivity between the units and the streetscene of Saddle Row and will re-animate the walkway. This will preserve and enhance the character and appearance of the conservation area.

It is considered that the proposals will deliver the following public benefits:

- i. enhancement of the character and appearance of the conservation area through sensitively upgrading the existing shopfronts and facades;
- ii. improved accessibility, usability and operation of the units, through the introduction of moveable doors;
- iii. securing the buildings in their optimum viable use in the long term and contributing to the overall vitality and commerce at the Stables Market; and
- iv. supporting LabTech's objective to regenerate and revitalise this area of the Camden Town Centre.

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. A proposed recessed door guide within the floor will ensure the existing level threshold is maintained. The proposed doors will significantly increase accessibility into the shop

units, whilst the usability and operation of the units will be increased by the introduction of the moveable door panels.

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 have been deeply affected by COVID-19. The new shopfronts 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 of the site and surrounding area.

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 providing increased permeability and encouraging increased footfall to the site.

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, prepared by Moxon Architects;
- Existing and proposed plans and elevation drawings, prepared by Moxon Architects.

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 Andrew Jackson of this office should you have any questions.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gerald Eve LLP', written in a cursive, flowing style.

**Gerald Eve LLP**

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