

Application ref: 2021/4926/P
Contact: Laura Dorbeck
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Date: 24 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:
Installation of new shopfronts including awnings to the 'Gin Stalls' and associated works
Drawing Nos: GINSTALLS_LABS_XX_00_DR_A_000_01,
GINSTALLS_LABS_XX_00_DR_A_000_02,
GINSTALLS_LABS_XX_00_DR_A_000_03,
GINSTALLS_LABS_XX_00_DR_A_000_04, Design and Access Statement, and letter
dated 7 October 2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: GINSTALLS_LABS_XX_00_DR_A_000_01, GINSTALLS_LABS_XX_00_DR_A_000_02, GINSTALLS_LABS_XX_00_DR_A_000_03, GINSTALLS_LABS_XX_00_DR_A_000_04, Design and Access Statement, and letter dated 7 October 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The existing structures were approved under planning permission ref: 2016/3874/P, dated 22 September 2016. Following the initial installation of the structures, further works were carried out to increase the footprint of the stalls, install canopies and re-clad them in brick slips without permission. A 2020 application (2020/1577/P) sought to make changes to these unauthorised works and regularise the slight increase in footprint. The approved proposals included the removal of unauthorised brick slips and painting the metal surface behind in black.

The applicant is now seeking further changes to improve on the previously approved design which include the installation of a timber frontage and timber-framed canopy to provide shelter from the sun and inclement weather. A contemporary design approach has been taken, which is consistent with the 2016 consented scheme and employs a softer palette of materials including timber and metal, which are to be found elsewhere on stalls and kiosks recently erected in both Stables and Camden Lock Market.

The proposals have been subject to recent pre-application discussions, when officers raised some reservations regarding the projecting canopies to shield customers in poor weather. Although the canopies have a timber structure, concerns were raised about them wrapping around the main envelope of the kiosks, compromising their original form and extending outwards so as to bulk out the structures as they present themselves to the main Chalk Farm Road entrance to the market. In response, the applicant has removed a section of the canopy to the side elevations, so that it covers only the service hatches rather than wrapping all the way around, and reduced the thickness of the timber beams.

Although the proposed design is not considered as refined as the originally consented scheme which approved the erection of the stalls with faceted fronts, the proposed works are considered to be a sufficient improvement to be in keeping with the character and appearance of the Regent's Canal Conservation Area. It would not cause harm to any affected heritage assets and is an improvement on the 2020 scheme.

Due to the location and nature of the proposed development, they not would impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer