

Application ref: 2021/5312/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 7 December 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:

Saddle Row
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

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

Drawing Nos: 743-001 rev B, 743-002 rev B, 743-003 rev B, 743-004 rev B, 743-005 rev B, 743-006 rev B, 743-007 rev B, 743-008 rev B, 743-009 rev B, 743-010 rev B, 743-011 rev B, 743-012 rev A, 743-013 rev B, 743-014 rev B, 743-015 rev B, 743-016 rev B, 743-017 rev B, 743-018 rev B, Design and Access Statement and cover letter dated 27/10/2021.

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: 743-001 rev B, 743-002 rev B, 743-003 rev B, 743-004 rev B, 743-005 rev B, 743-006 rev B, 743-007 rev B, 743-008 rev B, 743-009 rev B, 743-010 rev B, 743-011 rev B, 743-012 rev A, 743-013 rev B, 743-014 rev B, 743-015 rev B, 743-016 rev B, 743-017 rev B, 743-018 rev B.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed development involves the replacement of the existing timber shopfronts along the south elevation of Saddle Row with a new retractable glazed façade. The existing timber doors are in poor condition, are not considered to be in keeping with either the host building or the industrial character of the markets, and are of limited architectural merit. The proposed replacement shopfronts, although contemporary in design, would be more sympathetic to the industrial heritage of the railway and markets due to the proposed materials and design with black metal framed doors, and they would match the design of the recently approved shopfronts to the other side of Saddle Row (ref 2021/1445/P). The introduction of a glazed frontage would also significantly increase visual permeability of the market units, and enhance the vibrancy and vitality of this part of the markets.

The proposals also include the removal of the brick slip cladding at ground/first floor and the re-rendering of the façade to match the upper levels of the existing building which is considered acceptable and would preserve the appearance of the building.

As such, the proposed development would preserve the character and appearance of the Stables Markets and this part of the Regents Canal Conservation Area.

Given the location and nature of the proposals, it is not considered that they will harm the amenity of any adjoining residential occupiers.

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

Special attention has 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 in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer