

Application ref: 2022/0403/P
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Date: 16 February 2022

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Gerald Eve
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

The Stables Market
Chalk Farm Road and Camden Lock Market
Camden Lock Place
London
NW1 8AH

Proposal: Amendment to condition 3 (opening hours) of planning permission ref 2021/5315/P dated 25/01/2022 (for the temporary installation of dining pods across the Stables Market and Camden Lock Market for a period of 1 year), namely to extend their opening hours.

Drawing Nos: DNGPODS_LABS_XX_00_DR_A_000_00 rev B, letter dated 1 February 2022.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2021/5315/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The dining pods hereby permitted shall not be used outside the following times - 10am to 9pm daily.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval:

Permission was originally granted for the installation of 18 temporary dining pods under reference 2020/5050/P, with opening hours of 10am to 9pm. A second application was approved to provide additional dining pods and extend the permission for an additional year (reference 2021/5315/P). The applicant sought opening hours of 10am to 6pm. The current amendment application seeks to change the opening hours from 6pm to 9pm to be in line with what was originally approved at the site. The use of the dining pods for a further three hours is not considered to introduce any new amenity or transport impacts compared to the originally approved scheme.

Given the town centre location of the site and the hours of operation of many night time uses in the immediate area, the proposed extension of opening hours would be in line with the character of the local night time economy and what was previously approved, and would not result in excessive or undue disturbance to neighbouring residents. Given the minor increase in opening hours proposed, they are considered to constitute a non-material amendment to the approved scheme which would not result in additional amenity impacts.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 25/01/2022 under ref: 2021/5315/P).

- 2 You are advised that this decision relates only to the change to opening hours of the dining pods and shall only be read in the context of the substantive permission granted on 25/01/2022 under reference number 2021/5315/P and is bound by all the conditions attached to that permission.

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 2019.

Yours faithfully



Daniel Pope

Chief Planning Officer

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