

Application ref: 2021/5328/P
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Date: 24 February 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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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:

**Middle Yard Building
Camden Lock Market
Camden Lock Place
London
NW1 8AF**

Proposal:

Refurbishment of the open unit to the SW corner of the building, demolition of SW corner extension, refurbishment of existing facades, replacement of timber doors and installation of new timber and glazing, and other associated works.

Drawing Nos: A L00 E01 001, A L00 E01 010, A L00 E01 100, A L01 E01 101, A LXX E01 300, A LXX E01 301, A LXX E01 302, A LXX E01 200, A LXX E01 201, A LXX E01 202, A L00 P01 100, A L01 P01 101, A LXX P01 200, A LXX P01 300, A LXX P01 301, A LXX P01 302, A LXX P01 201, A LXX P01 202, A L00 D01 100, A L01 D01 101, A LXX D01 300, A LXX D01 301, A LXX D01 302, A LXX D01 200, A LXX D01 201, A LXX D01 202, A LXX P03 001, A LXX P03 002, A LXX P03 003, A LXX P03 004, A LXX P03 005, A LXX P03 006, A LXX P03 007, Photo of cladding sample received by email dated 17/02/2022, Design and Access Statement dated October 2021, Heritage, Townscape and Visual Impact Assessment dated August 2015, and cover letter dated 27 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:
A L00 E01 001, A L00 E01 010, A L00 E01 100, A L01 E01 101, A LXX E01 300, A LXX E01 301, A LXX E01 302, A LXX E01 200, A LXX E01 201, A LXX E01 202, A L00 P01 100, A L01 P01 101, A LXX P01 200, A LXX P01 300, A LXX P01 301, A LXX P01 302, A LXX P01 201, A LXX P01 202, A L00 D01 100, A L01 D01 101, A LXX D01 300, A LXX D01 301, A LXX D01 302, A LXX D01 200, A LXX D01 201, A LXX D01 202, A LXX P03 001, A LXX P03 002, A LXX P03 003, A LXX P03 004, A LXX P03 005, A LXX P03 006, A LXX P03 007, Photo of cladding sample received by email dated 17/02/2022, Design and Access Statement dated October 2021, Heritage, Townscape and Visual Impact Assessment dated August 2015, and cover letter dated 27 October 2021.

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 proposals involve alterations to the Middle Yard Building within Camden Lock Market to refurbish and improve the façade of the building and the market unit within it, and remove the small extension to the south west corner. It is noted that permission was previously granted for the demolition of the building as part of the redevelopment of Camden Lock Markets (2015/4774/P). This consent has now expired unimplemented, but as part of the assessment it was concluded that the Middle Yard Building made a positive contribution to the conservation area, albeit on the lower end of the spectrum. The building has an historic ad-hoc and small-scale appearance, which could be seen to relate to the workings of the canal. However, no evidence was found it is historic, and it is quite likely that it was built in the 1960s or 1970s when the market was already functioning. Notwithstanding, the small-scale and informal appearance, together with the use of vernacular materials such as timber boarding, was seen to add to the character and appearance of the conservation area.

As there are no plans to implement the approved scheme, the retention and upgrading of the application building is welcomed. It is acknowledged that the existing building is in somewhat poor condition and is not totally fit-for-purpose in its current state. The external space around the building, especially on the lock side in West Yard, is tight and allows for poor visitor circulation. There is therefore a case to improve the immediate environment by removing the appendage on the south-western side. The remodelling works would be sympathetic to the existing building, both the brick-built and timber-clad elements, and although they require a degree of façade demolition the replacement materials and new fenestration are in keeping with the character of the existing building whilst improving its amenity and its structural and environmental performance.

Overall, the proposals are considered acceptable and would enhance the appearance of the building 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 in terms of outlook, noise, privacy or daylight/sunlight impacts.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer