

# BUCK STREET MARKET

Content

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00. Introduction	3
1.0 Site and Context	
1.01 Site and surroundings	
1.02 Market Context	
	6
2.0 Amendments to the Existing Scheme	
3.0 Accessibility and Operation	
3.01 Accessibility	
3.02 Operation	
	12
4.0 Planning Context	
4.01 Planning History	
4.02 Table of Deviations	
4.03 Planning Policy	
	13
	14

# 00.00 | Introduction

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Buck Street Market (BSM) is ground plus two- level container market comprising retail, restaurant/ cafe, hot food takeaway and ancillary management/storage uses with associated stalls, landscaping, lifts, seating, and servicing areas.

Having opened in 2020, the trade was heavily affected by the Covid-19 pandemic. This application seeks a further extension to the end of 2026 of the temporary permission granted in 2019 under ref: 2018/3553/P, updated with a Non-Material Amendment ref: 2019/3425/P. It also intends to consolidate a number of changes that have occurred during construction along with changes that are required for the ongoing maintenance of the market into one application, which is outlined in further details below.



# 1.0 Site and Context

## 1.01 The Site

The site covers an area of 1,020sqm and is currently used as a market (sui generis use). The current market use has only been granted on a temporary basis until May 2024.

The site is bounded to the west by Camden High Street and to the north by an entrance to the deep level shelter and Buck Street beyond. On the northern side of Buck Street is the site proposed for a new entrance to Camden Town Underground Station. The site is bound to the east by the Trinity United Reform Church which is a positive contributor to the Camden Town Conservation Area, with Kentish Town Road beyond. To the south of the site is 190 Camden High Street, which has a long return to the east, the remnants of a three-storey Georgian terrace on what was Dewsbury Terrace. To the south-east of the site is what is left of the street, Dewsbury Terrace with the Electric Ballroom beyond.

The area is predominantly commercial, with no residential properties directly adjoining the site.

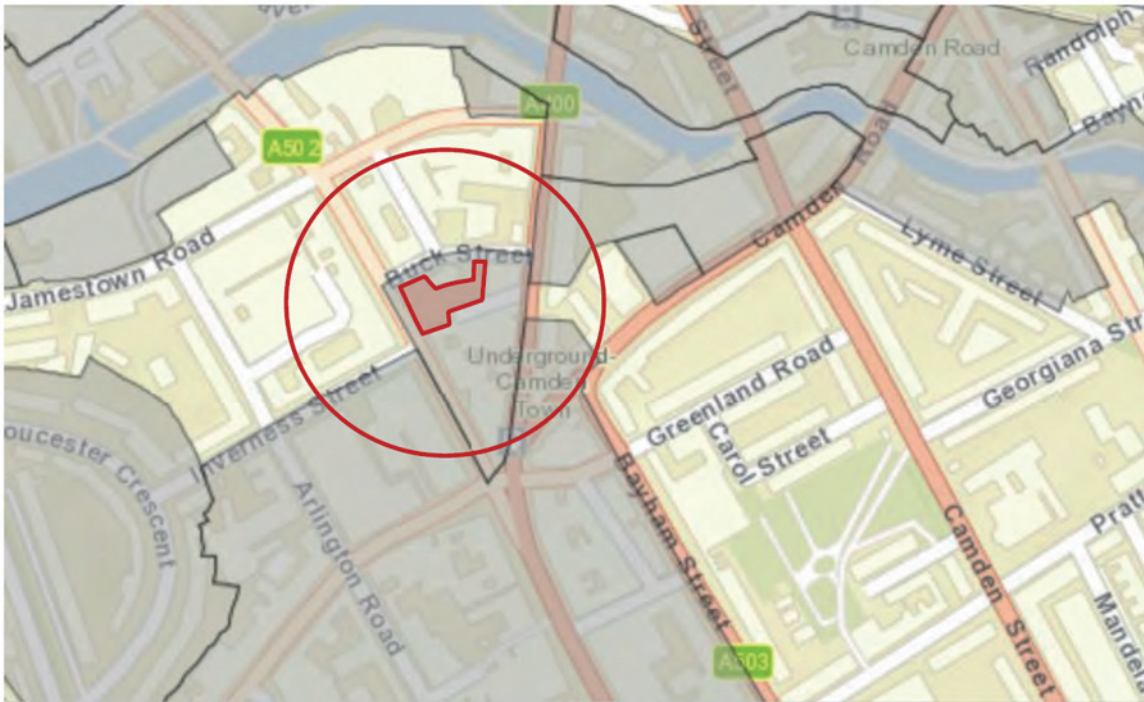


Figure 1—Site Location marked in red, conservation areas shaded.

## 1.02 The existing Buck Street Market

The choice of the container-based solution for Buck Street Market has an additional benefit in that the structures can be dismantled and relocated at the expiry of the temporary period.

The container structure is a particularly green in material terms being 100% recycled. The base material for the structure having had a useful life as in effect packaging and then been repurposed to rehouse the trade and social interaction at Buck Street. At the end of the extended temporary period there is the possibility of moving to another site. Finally, the structures are also capable of being recycled as scrap steel.

Buck Street Market houses a mix of Retail and Food and Beverage(F&B) with a blend of former and new tenants to the Market selling quality authentic products some of which are only available in Camden.

## 1.03 Market Context

The GLA report 'Understanding London's Markets' (November 2017) acknowledges that the market sector is flourishing, but although many markets are thriving, there are challenges for markets to maximise social value, to evidence it to unlock further investment and to ensure that the way markets change benefits all Londoners.

Markets are public spaces not only for selling and buying but also with vibrant social character stemming from the range of free activities which happen in market sites. They are historic spaces with a strong place of identity for the community that has evolved over time.

Market traders are facing shifts in shopping patterns and competition from discount retailers, supermarkets and the internet. Markets need to attract people to visit and stay in order to be sustained as successful public spaces.

Further to these challenges, markets at large have been deeply affected by COVID-19. Social distancing rules, common sense, and caution have led to empty units and loss of business. Camden Market is committed to improving conditions for traders and visitors alike, while building a strong sense of local identity.

## 2.0 Amendments to the Existing Scheme

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A series of amendments to the existing scheme are proposed to improve the operation and maintenance of Buck Street Market:

### **a. Rooftop Balustrades**

Following the installation of the roof plants (Application ref. 2019/5175/P, 2021/0017/P and 2021/2827/P) safe access for maintenance was compromised. Scaffolding balustrades were temporarily added surrounding the rooftop equipment for H&S compliance, with specific reference to The Work at Height Regulations.

This application seeks consent to replace the temporary balustrade with key clamp handrail systems decorated to match the colour of each container.

A mansafe system incorporating a harness is not possible at the location due to the site constraints, anchor points availability plus most importantly the lack of opportunity to implement adequate rescue plans.

### **b. Cycle parking and refuse areas (part retrospective)**

The originally planned installation of 28 cycle parking spaces required reorganisation and relocation of 9 racks (18 spaces).

The 16 spots planned on the east end of the site had to be reduced to 10 due to the prominent slope down towards Buck Street to the north.

The 12 spots in the internal area were reduced to 10 following a request by the tenants to reorganise the space and improve access to the room.

The remaining 8 slots are proposed in the corridor in front of the elevators accessed from the western gate in Buck Street.

The cycle stands specification has been followed and all stands are CaMden M Stand.

In order to facilitate the refuse and recycling disposal the dedicated area has been reorganised in the southeast corner of the site. The new location allows for easy access for tenants and practical organisation and removal by the maintenance team.

### **c. New staircase (retrospective)**

A new staircase in the northeast end of the site was installed to comply with fire escape obligations. Due to escape distances on the top floor of the market, an additional staircase provides additional means of escape to deal with the distances between escape routes.

## 3.0 Accessibility and Operation

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### 3.01 Accessibility

All routes through the market have a minimum width would be 2000mm.

The original access to the upper floors from two staircases on the northern and southern sides of the site has now been improved with the addition of a third staircase in the northeast end. Two lifts (1400mmx1100mm) on the northern side of the market allow for disable circulation between the floors.

Access into the containers are flush from the decking on the upper levels and on the ground level the asphalt has been slightly ramped to align with the containers' entrances.

The public toilets are located on the 3rd level fully accessible by the lifts.

### 3.02 Operation

SERVICING: The market is secured overnight hence the traders are encouraged to store their goods on site thereby reducing the need for daily servicing and vehicle movements.

WASTE COLLECTION: Our waste management contractor is I Recycle.

The bins at Buck Street Market are collected every day via the back entrance gate on Buck Street. During peak times, waste is collected twice a day.

We operate on a very strict waste management policy. As all the waste from the market is recycled.

We have dedicated bins to dispose oil. Glass bins for disposing glass and general waste bins. All rubbish is disposed in clear bags so I Recycle can inspect for mixed contamination.

New traders are fully informed of the waste management policy; we also provide them with tool box talks.

LITTER: The market staff maintains a regular litter picking inspection of the entire premises.



# 4.0 Planning Context

## 4.01 Planning History

Full Planning Permission was Granted on 24/05/2019 for application ref: 2018/3553/P, this was subsequently updated with a Non-Material Amendment Application submitted on 27/06/2019 which was later Granted on 01/11/2019 reference number: 2019/3425/P.

On 29/01/2020 application ref: 2019/5175/P was Granted for the discharge of planning conditions 15 & 16 in relation to the original full planning application.

## 4.02 Table of Deviations

The list below are of the differences between the current consented drawings, existing site conditions and proposals.

Planning Consent	Change	Reason for Change	New Drawing Reference
New application as part of the S73	Roof Top Balustrade	To provide a safe means of access to the roof top plant equipment.	BSM A104
Amendment to non-material amendment application. (Drawing Number BSM-100)	Cycle Facilities and Refuse Areas	Better operational performance (cycle facilities more accessible to the public) lack of space due to ramp towards buck street.	BSM A104
Bad Vegan (application ref: 2021/0017/P, Drawing number: BSM-202-05) Clean Kitchen (application ref: 2021/2827/P, Drawing number: 733-009 roof plan)	Mechanical Roof Top Installation	Redistribution and introduction of new independent retailers.	BSM A104
	Additional Fire Stair	H&S Fire Escape required due to escape distances for a number of people on the top floor of the market.	BSM A104

## 4.03 Planning Policy

As requested by Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the development plan unless material considerations dictate otherwise. For the purpose of this application the development plan consists of the London Plan (2021), The Camden Local Plan and Policies Map (2017) and The Camden Planning Guidance – Town centres and Retail (2018).

The Local Plan Policies Map (2017) shows the site to have the following policy designations:

- Camden Town Town Centre; and
- Protected Core Retail Frontage: Primary (surrounds the market)

The Site is subject to the following planning policy designations:

- Camden Town Conservation Area; and
- Town Centre

The London Borough of Camden has a number of supplementary planning documents entitled Camden Planning Guidance (CPG). In March 2018 the Council adopted a number of new and updated CPG documents. These documents provide further information to support local policies and form a material consideration in planning decisions.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) also form a material consideration in the determination of planning applications.

In addition to the Development Plan, this application has been prepared following a thorough review of the Camden 2025 Plan which sets the vision for Camden in 2025.

Full Planning (2018/3553/P) Approved Drawings	Non Material Amendment (2019/3425/P) Approved Drawings	Current Drawings Forming this Application
USM BSM 010C – East Elevation	BSM 202	BSM A104
USM BSM 011F – North Elevation	BSM 201	BSM A104
USM BSM 012F – North Elevation	BSM 302	BSM A104
USM BSM 013G – West Elevation	BSM 301	BSM A104
USM BSM 101J – Plan Level 01	BSM 100	BSM A100
USM BSM 102H – Plan Level 02	BSM 101	BSM A101
USM BSM 103G – Plan Level 03	BSM 102	BSM A102
		BSM A103 – ROOF PLAN