

Application ref: 2022/1244/P
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Date: 20 May 2022

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

West Yard
Camden Lock Market
London
NW1 8AF

Proposal: Temporary installation of 30 market stalls (sui generis use) for a period of 18 months.

Drawing Nos: Site Plan (34 Units), Location Plan (34 units), Existing layout plan (34 units), Existing Elevation 1 - Viewing Towards Middle Yard Building (34 Units), Existing Elevation 2 - Viewing Towards, Interchange Building, Existing 4-Units Plan & Elevation, Existing Roof Plan (34 Units), Proposed layout plan (30 units), Proposed Elevation 1 - Viewing Towards Middle Yard Building (30 Units), Proposed Elevation 2 - Viewing Towards Interchange Building, Proposed 4-Units Plan & Elevation, Proposed Roof Plan (30 Units), West Yard Market Stalls Design & Access Statement, cover letter dated 5 April 2022.

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 shall be carried out in accordance with the following approved plans: Proposed layout plan (30 units), Proposed Elevation 1 - Viewing Towards Middle Yard Building (30 Units), Proposed Elevation 2 -

Viewing Towards Interchange Building, Proposed 4-Units Plan & Elevation, Proposed Roof Plan (30 Units).

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

- 2 The market stalls hereby permitted are for a temporary period only. The temporary structures shall be removed completely on, or before, the 31st December 2023.

Reason: The structures hereby approved are not such as the Council is prepared to approve, other than for a limited period, in view of the fact that they would prohibit progress of the on-going redevelopment plans for the West Yard. The permanent retention of the structures would be contrary to the requirements of Policy G1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission was previously granted for the installation of 34 temporary market stalls within the West Yard (reference 2017/2378/P dated 12/06/2017). Permission was granted subject to the condition that the stalls were removed before 12 June 2022. The proposals involved the replacement of a number of stalls which were awkward functionally for both stallholders and customers. The architectural approach of the replacement stalls was supported in terms of scale and form, with the design allowing for flexibility of colours and signage within a set, uniform framework, which would ensure the 'ad hoc' nature of the market was preserved and as well as the character and appearance of the conservation area.

The stalls were granted for a temporary period to ensure that they would not prohibit progress of the approved on-going redevelopment plans for Camden Lock Market (approved under reference 2015/4774/P and 2015/4812/L dated 18/08/2016). Since then, the Camden Lock Market scheme has expired unimplemented, and the applicant has confirmed they are exploring alternative proposals for this area. Given the current stage of that project, any proposals for the West Yard are unlikely to be brought forward until the summer of 2024. As such, a further temporary consent is now sought until December 2023 for the retention of 30 of the previously approved 34 market stalls. The design which was previously considered acceptable would remain unchanged, and the reduction in number of four stalls would improve circulation and pedestrian permeability through the site. The stalls have been operating successfully since the previous approval and as such there is no objection to their continued operation for a further 18 months.

Due to the distance to the nearest residential dwellings, the proposals would not harm neighbouring amenity by way of loss of outlook, daylight, or privacy or noise disturbance.

No objections have been received prior to this decision.

The site's planning history and relevant appeal decisions were 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 (ERR) 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 'DP', is centered on the page. The signature is fluid and cursive, with the letters 'D' and 'P' being the most prominent.

Daniel Pope
Chief Planning Officer