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FAO: Laura Dorbeck

31 May 2022

Our ref: LJW/NFD/AKG/AJA/J10115

Your ref: PP-11298925

Dear Laura,

Stables Market, Chalk Farm Road, NW1 8AH
Application for Full Planning Permission

We write on behalf of our client, Camden Market Estate Holdings Limited, to apply for planning permission at Stables Market, Chalk Farm Road, NW1 8AH ('the site') for the following proposals:

"Installation of three horse statues across the Stables Market for a temporary period of 1 year."

Site and Surroundings

The Site is located within the London Borough of Camden (LBC). The three statues will be placed in the following three different locations across the Stables Market:

- To the north of the Tack Room;
- At the north-east end of Camden Lock Place; and
- To the east of the Horse Hospital.

The site is designated on the LBC's Policies Map as within the Regent's Canal Conservation Area and the Camden Town Centre. The Site is not statutory or locally listed, however, there are several statutorily listed buildings located within the Stables Market, including the Grade II* listed Horse Hospital and the Grade II listed Provender Store, which are both located near a proposed horse statue.

The horse statues were first introduced at the Site in the summer of 2021 and have been helpful in driving footfall to other parts of the market, through many people using the interactive tours. The statues have also been very successful with the public, with many pictures appearing in social media regularly.

Relevant Planning History

Planning permission (ref: 2021/2873/P) was approved at the Site on 20 July 2021 for:

"Installation of three horse statues across the Stables Market for a temporary period of 1 year."

Condition 3 of this planning permission required the temporary horse statues to be removed and the site made good with the land restored to its former condition, on or before 20 July 2022, including removal of any fixtures or fittings that facilitate the statues.

Each statue arrived at the Site as a blank canvas, allowing for a complete re-design of horses, which has now been completed. Artists Julie-Ann Pugh and Ged Palmer designed two of the horses. Ged Palmer reflected on Camden's Past using the decoration motives of the canal boats, whilst Julie-Anne Pugh took inspiration from the horse tunnels layout and adapted it into the Market's vibrancy using colour. The third horse is of the winning design by Richard Cobden Primary School, as part of the STEAM Borough-wide competition for secondary schools in Camden reflecting on the theme "Camden: Past, Present and Future" interpreted by artist Captain Kris.

Proposals

The extant permission at the Site allowed the temporary installation of 3 temporary horse statues for a period of one year until 20 July 2022. The temporary horse statues have been in position through the approved one-year period and have been successful in driving footfall through the markets, due to the addition of the interactive trail, which has helped supported tenants and contributed to the character and function of this part of the Camden Town Centre and the wider market ecosystem.

As part of their strategy to increase footfall within the market and encourage Camden locals, families and visitors to the Stables Market, LabTech are seeking planning permission for the temporary installation of the three horse statues across the Stables Market for a period of a further year.

Each statue will be located at a different location throughout the Market with information on the base of the statues, telling visitors more about the history of the Market, the history of horses within the market and the buildings they see around them. The location of the statues with the Stables Market is proposed to be altered slightly from the extant permission. The horse statues have been relocated from their original location due to the understanding that they are a focal point of interaction and positioning them near the entrances draws people to stay around, take pictures, and log in to the web app history trail.

The horse sculptures are made from fibreglass and are 2m in height, 2.5m in length and 1m in width. They have a weighted base and are fixed to the mortar joints between the existing granite setts. Their installation is wholly reversible.

The sculptures are designed to be tactile, so that children can understand the size and stature of these animals. They will be subject to the same rigorous cleaning routine as all other high traffic contact points within the Market.

A free, self-guided tour will also be available to visitors, which will allow families to travel around the Market with a web app guide, discovering the architecture and horse sculptures for themselves in a trail that will take between 45 mins to one hour to complete.

The trail will comprise 18 points of interest (including the horse sculptures) that tell the story of the railway horse in a fun, engaging way. Each point of interest would be marked out in the Market by a non-permanent, horseshoe-shaped vinyl. The vinyl can be completely removed without damage to the cobblestones and granite setts. To date nearly 700 visitors have used the app for the interactive tour.

The proposed works are set out in further detail in the Design and Access Statement, prepared by LabTech.

Local Development Framework

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: the London Plan (2021) and the Camden Local Plan (2017).

In addition, supplementary planning documents relevant to the proposals include the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Statutory Legislation

Statute regarding the heritage environment is relevant to this application. The surrounding environment has been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Considerations

Heritage and Design

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

The proposed horse statues reflect the industrial nature and heritage of the Stables Market and their continued siting in the Stables Market will help re-animate the entirety of the Stables Market, delivering a cultural and educational experience for visitors which would in turn enhance their enjoyment and appreciation of the historic environment.

It is considered that the sculptures will celebrate the market's history by providing the opportunity for visitors to engage with the Site's heritage through the statues and the interactive trail.

Therefore, it is considered that the proposed design meets the statutory tests and accords with local plan policy in terms of design and heritage.

Access

Policy C6 seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities.

The existing level of accessibility at the Site will be unchanged as a result of the proposals. The location of the statues has been specifically chosen to ensure that the Site is subject to the highest possible accessibility. Therefore, the proposals are in line with Local Plan Policy C6.

Enhancing the Stables Market

Local Plan Policy TC2 states that Camden will seek to protect and enhance the role and unique character of each of Camden's centres and will seek to provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice. Local Plan Policy TC6 states that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The proposals are in line with Camden local policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market. The horse statues and associated interactive trail will enhance vitality and activity within the market, by increasing footfall across and will work to encourage customers to visit other parts of the market, to increase opportunities for existing and prospective tenants.

The proposals are in line with Camden local policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market.

Conclusion

The proposals can be seen to celebrate, preserve and enhance the character and appearance of the Stables Market and Regent's Canal Conservation Area, by continuing to provide an exciting opportunity for locals, families and visitors to learn about the history of the historic environment. The statues and interactive trail points have been located in areas which will provide the most interesting experience for visitors.

The proposed statues and interactive trail will continue to contribute to supporting and improving the function and character of the market in line with local policy TC6.

It is considered that the application complies with the relevant statutory tests, policies within the Camden Local Plan. It is further considered that there are no material considerations of sufficient weight to determine that the application is other than in accordance with the Development Plan, on this basis, planning permission should be granted for the application accordingly.

Application Documentation

Please find enclosed the following documents in support of this application:

- Application forms and notices;
- Site Location Plan;
- Community Infrastructure Levy Form, prepared by Gerald Eve LLP;
- Design, Access and Heritage Statement, prepared by LabTech;
- Existing and proposed plans and elevation drawings, prepared by LabTech.

The requisite application fee of **£234** has been paid online.

We look forward to your confirmation of the validation of this application. In the meantime, please contact Anna Gargan or Andrew Jackson of this office should you have any questions.

Yours faithfully,

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