

Application ref: 2022/3134/P  
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Date: 23 August 2022

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
1 Fitzroy Place  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Site at Hawley Wharf**

**Land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road,  
Kentish Town Road and Regents Canal**

**London**

**NW1**

Proposal:

Erection of a stretch tent for a temporary period of three years during the months of October to April (inclusive) plus associated works.

Drawing Nos: HW-FM-A100, HW-FM-A101, HW-FM-A102, HW-FM-A103, HW-FM-A109, HW-FM-A110, HW-FM-A111, HW-FM-A112, cover letter dated 25th July 2022, Design and Access Statement rev B 07-2022.

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: HW-FM-A100, HW-FM-A101, HW-FM-A102, HW-FM-A103, HW-FM-A109, HW-FM-A110, HW-FM-A111, HW-FM-A112, cover letter dated 25th July 2022, Design and Access Statement rev B 07-2022.

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

- 2 The temporary canopy hereby permitted shall be permanently removed and the site made good with the land restored to its former condition on or before 1st May 2025, including removal of any fixtures or fittings that facilitate the erection of the structure.

Reason: The local planning authority would wish to review the permission at the end of the period in the light of experience of the operation of the use, in order to ensure compliance with the requirements of policies DM1, A1, D1 and TC6 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Temporary permission is sought for the installation of a canopy to cover the external farmers market at Hawley Wharf during the winter months for the next three years (October to April inclusive).

The farmers market was approved as part of the mixed-use redevelopment of the Hawley Wharf site (2012/4628/P) and is located within the external courtyard area in Area C. In order to support the market traders and increase footfall and dwell time at the market, a stretch tent structure is proposed to cover the whole market space in the square and provide protection from inclement weather during winter. Temporary permission is being sought so that the applicant and the Council can review the success of the structure prior to agreeing a long term solution.

The proposed stretch tent is manufactured from high tenacity polyester stretch fabric and coated with an elastomeric polymer coating that is flame retardant and treated with an anti-microbial agent and UV stabilisers. The canopy will be lightweight and temporary in nature, allowing it to be removed seasonally with minimal impact on the built environment. Given this, it is not considered to cause harm to the character or appearance of the surrounding buildings, the public realm, or the nearby Regents Canal Conservation Area.

There are a number of trees within the site, and the canopy is designed with 1m wide openings which would ensure it would not interfere with or impact upon the trees.

The canopy would be set down lower than the nearest residential window openings, which would ensure there was no undue impact on neighbouring outlook or daylight/sunlight. Due to the location and nature of the proposals, they also would not impact neighbouring amenity by way of loss of privacy.

No responses were received prior to determination, and the planning history of the site has been taken into account when coming to this decision.

Overall, the proposed temporary development is in general accordance with policies D1, A1 and TC6 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](http://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



Daniel Pope  
Chief Planning Officer