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**FAO: David Fowler**

**Our ref: NFD/SNE/BWA/J10161**

**Your ref: PP-11516809**

8 September 2022

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)**  
**Camden Market (Buck Street), 192-200 Camden High Street, London NW1 8QP**  
**Application for Full Planning Permission**

We write on behalf of our client, Camden Lock (London) Limited, to enclose an application for planning permission sought for the erection of a stretch tent for a temporary period over three years, during late October to early April each year, to allow for additional outdoor seating at the Market during the winter months. In addition, the installation of internal gantry's are required to some of the units to the rear of the market to allow for appropriate maintenance whilst the stretch tent is erected.

Planning Permission is sought for:

*"Erection of Stretch Tent across part of the upper floor level of the existing market for a temporary period of three years during the months of October-April (inclusive), the installation of a walkway to the internal units at the rear of the market for maintenance of the roof top mechanical equipment and associated works."*

**Site and Surroundings**

The Site currently comprises a market use for a temporary period built with transformed recycled shipping containers stacked over three levels. The Site is bound by Camden High Street, Buck Street, Dewsbury Terrace, and Trinity Church.

A market started operating at this site in the 1980s. It fronts Camden High Street though there is also a secondary access on Buck Street. It is the closest market to Camden Town Underground Station and is surrounded by a number of eclectic shops, bars, restaurants and clubs, including The Electric Ballroom.

The site is subject to a number of planning designations, which include the Central Activities Zone, Camden Town Centre, Core Retail Frontage and Camden Town Conservation Area, as defined by Camden Local Plan.

**Relevant Planning History**

On 5 January 2021 Planning Permission (ref. 2020/5239/P) was granted for the following:



*"Erection of Stretch Tent across part of the upper floor level of the existing market, for a temporary period of 5 months."*

On 24 May 2019, Planning Permission (ref. 2018/3553/P) was granted for the following:

*"Continued use of land as a market, consisting of a ground plus two level container market (sui generis) comprising retail, restaurant/cafe, hot food takeaway and ancillary management / storage uses with associated stalls, partial roof canopy, landscaping, lifts, seating and servicing areas for a temporary five year period."*

On 27 June 2022, a Section 73 application (ref. 2022/0974/P) was granted in relation to the above application for the following:

*"Variation of Condition 2 (Temporary Permission) and Condition 3 (Approved Plans) for an extension of time to the existing temporary permission, installation of balustrades at roof level, regularisation of design amendments, and associated works granted under Planning Permission reference 2018/3553/P dated 24/05/19 (as amended) for continued use of land as a market, consisting of a ground plus two level container market (sui generis) comprising retail, restaurant/cafe, hot food takeaway and ancillary management / storage uses with associated stalls, partial roof canopy, landscaping, lifts, seating and servicing areas for a temporary five year period."*

### **The Proposals**

The proposed stretch tent would be erected for the winter months from October until April each year for three years. The design of the stretch tent will be an all-weather, lightweight tent with festoon lights under the tent to create an attractive and inviting environment. The tent structure will be maintained and reviewed on an ongoing basis, it will be cleaned prior to installation and upon its removal each year.

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 nature of the material allows for easy cleaning without high pressure water hoses. Furthermore, the lightweight design of the tent will allow flexibility of being able to remove the tent seasonally with minimal impact to the built environment.

The proposals for the stretch tent have been brought forward in order to improve the viability of the market during the winter months with the aim of increasing footfall and dwell time during inclement weather. The proposed stretch tent will provide a better working environment for the traders and a better experience for the customers of the market.

The proposals are also for the installation of gantries to some of the internal units at the rear of the market, which will provide a safe access route for maintenance of the roof top mechanical equipment. There are currently no safe access points for the maintenance of the associated equipment.

### **The Development Plan**

The statutory development plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises:

- a) The London Plan (2021); and

b) Camden's Local Plan (2017)

In terms of planning policy designations, the Site falls within the:

- Camden Town Centre;
- Core Retail Frontage; and
- Camden Town Conservation Area.

**Planning Considerations**

Market Improvements

Local Plan Policy TC2 states 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 proposed stretch tent installation will respond to existing challenges at the market site. The stretch tent will improve the usability of the outdoor space at the market during winter months (which are prone to inclement weather) by providing shelter to the customers of the Market, thereby making the market a suitable year-round space. The stretch tent will both encourage footfall and dwell time at the market by providing appropriate sheltered seating which will assist in improving the viability of the market traders who have continued to struggle following the COVID pandemic.

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 Buck Street Market as detailed above. The proposals will enhance the vitality and activity within this part of the market as the proposed stretch tent will assist in improving footfall during inclement weather through the winter months of the year. The proposals have been discussed with the local traders, who have actively welcomed the proposals.

Design and Heritage

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.

The stretch tent has been designed to respect and enhance the Market Site and surrounding uses. The lightweight structure has been designed to allow for easy removal following the winter months, whilst also aiming to minimise its visual impact on the built environment. The location has been chosen as having an identified need for covered seating to encourage footfall and protect the shoppers from inclement weather, with the design ensuring that the tent is set back from the main entrance to the market which will minimise the visual appearance along the street scene and surrounding area.

The proposal is considered to have minimal visual impact on the street scene and will greatly enhance the environment of the Market during winter months, whilst also conserving the character and appearance of the conservation area. Therefore, it is considered that the proposal complies with

Policy D1 of the Local Plan.

#### Summary

The proposals will preserve and enhance the character and appearance of the Site and its function, whilst also contributing to the wider character and appearance of Buck Street Market. The proposal is for a temporary period and will support both traders and customers during the winter months for a period of three years. The improvements to the Site will secure the longevity and attractiveness of this part of the market in line with Local Policy TC2.

It is considered that the application complies with the relevant 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 without delay.

#### Supporting Documents

Alongside this letter, the following has been submitted as part of the application (Planning Portal Ref. PP-11516809)

- Completed Application Form and Certificates;
- Site Location Plan, prepared by Labtech;
- Site Plan, prepared by LabTech;
- Existing and Proposed Sections, prepared by LabTech;
- Existing and Proposed Elevations, prepared by LabTech;
- Existing and Proposed Roof Plans, prepared by LabTech; and
- Design and Access Statement, prepared by Labtech.

We trust that you have all the necessary information you require to validate this application and we look forward to confirmation of this shortly. If you have any queries, please contact Sam Neal or Bethan Warwick of this office.

Yours faithfully

Gerald Eve LLP