



GERALDEVE

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London Borough of Camden
Planning and Development
5 Pancras Square
London
N1C 4AG

FAO David Fowler

31 August 2022

Dear David,

**Camden Lock Market, Chalk Farm Road, Camden, NW1 8NH
Application for Planning Permission and Listed Building Consent**

We write on behalf of our client, Camden Lock Market Limited, ('the Applicant') in support of a planning application ('the Application') made for the introduction of new exhibition space, flexible events and market uses through a change of use of the existing East Vaults, installation of new retail shopfronts within West Yard; creation of a new jetty within Dead Dog Basin and erection of a temporary observation wheel together with ancillary works and alterations to existing structures, surfaces and other public realm improvements and associated works at Camden Lock Market. It should be noted that this application only deals with the Phase 1 development of Camden Lock Market. Additional phases may come forward at a later date.

In addition, a listed building consent application ('the Listed Building Consent Application') has been made for the internal and external alterations to the East Vaults to facilitate new exhibition, events and market uses together with ancillary uses at Camden Lock Market.

The Application and Listed Building Consent are submitted as one application ('the Proposed Development').

Planning permission and listed building consent for the redevelopment of this market was approved in 2016 under references 2015/4774/P and 2015/4812/L. However, this scheme was not implemented as the Applicant was committed to delivering the neighbouring sites at Hawley Wharf and upgrading Stables Market.

The application proposals have been subject to extensive pre-application consultation. The Applicant has been in detailed discussions with the London Borough of Camden ('LBC') on the proposals for the Site since January 2021 including the planning, design, conservation, highways and public realm officers. The Application is a strategic application by virtue of its scale and is therefore referable to the Greater London Authority ('GLA').

Public engagement has been ongoing since Summer 2021 and the Applicant is committed to maintaining an ongoing dialogue with local communities and key stakeholders, to ensure they are kept informed of the progression of the proposals following submission of the Application.

The Application proposals have evolved over the pre-application and consultation period and have been revised to take into consideration advice and comments received.

The Proposed Development is described and explained in full within the submitted Town Planning Statement, prepared by Gerald Eve LLP but, in summary, the proposal seeks to propose the following:

- A) Opening up of the Grade II East Vaults and Dead Dog Basin to the general public for the first time;
- B) Provide a permanent educational exhibition space which would celebrate the history of the Regent's Canal and then provide a rolling programme of exhibition space working with local schools and groups;
- C) Provide a flexible space within the East Vaults to provide exhibition space linked to the temporary observation wheel and flexible exhibition/market space thereafter;
- D) Improve the quality of the retail units within the West Yard for market tenants;
- E) Provide a temporary observation wheel for a period of 5 years to attract footfall to the markets and Camden Town centre;
- F) Improve the quality of the food and drink offer;
- G) Reduce antisocial behaviour, noise, disturbance, and litter;
- H) Attract families with children, and the local community;
- I) Improve people's access to and overall enjoyment of the canal;
- J) Provide employment opportunities;
- K) Enhance Camden Town's night-time economy of culture, entertainment, food, and drink to appeal to the full range of visitors, especially older people and families.

The Town Planning Statement should be read in conjunction with the accompanying plans and drawings submitted, as well as the following documents which are submitted in support of this application:

- This Covering Letter;
- Design and Access Statement including Lighting Assessment, prepared by Piercy & Company;
- Built Heritage Statement, prepared by Turley Heritage;
- Townscape Visual Impact Assessment, prepared by Turley Heritage;
- Schedule of Works, prepared by Piercy & Company and Turley Heritage;
- Archaeological Desk Based Assessment, prepared by MOLA;
- Retail Statement, prepared by Lab Tech;

- Cultural Plan, prepared by Lab Tech;
- Reinstatement Strategy, prepared by Piercy & Company;
- Operational Management Plan, prepared by Lab Tech;
- Town Planning Statement, prepared by Gerald Eve;
- Statement of Community Involvement, prepared by London Communications Agency;
- Sustainability Statement, prepared by Arup;
- Detailed Circular Economy Statement, prepared by Arup;
- Whole Life Cycle Carbon Assessment for Refurbishment Works, prepared by Arup;
- Life Cycle Carbon Assessment for Observation Wheel, prepared by Arup,
- Energy Statement, prepared by GDMP;
- Transport Assessment including Framework Travel Plan, prepared by Arup;
- Delivery and Servicing Management Plan, prepared by Arup;
- Construction Management Plan, prepared by Arup;
- Pre-Demolition Audit, prepared by Arup;
- Accessibility Statement, prepared by Arup;
- Noise Impact Assessment, prepared by GDMP;
- Air Quality Assessment, prepared by Waterman;
- Ground Investigation and Geotechnical Interpretative Report, prepared by CGL;
- Structural Report, prepared by Walsh;
- Preliminary Ecological Appraisal, prepared by Waterman;
- Fire Statement, prepared by Jenson Hughes; and
- Daylight and Sunlight Report, prepared by GIA.

We trust that you have all the necessary information to validate this application and we look forward to confirmation of this shortly. If you have any queries, please contact Natalie Davies [REDACTED] or Anna Murray [REDACTED] of this office.

Yours faithfully,

[REDACTED]

Natalie Davies
Partner

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