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**FAO: Laura Dorbeck**

**Our ref: NFD/AKG/BWA/J10115**

**Your ref: PP-11519265//2020/4731/P**

14 September 2022

Dear Sir/Madam

**Town and Country Planning Act 1990 (as amended)**  
**First Floor, Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1**  
**Non-Material Amendment Application**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we write to submit a non-material amendment application in respect of planning permission ref: 2020/4731/P, dated 24 November 2021 at Units 87 and 88 of the Horse Hospital, Stables Market, Camden, London, NW1 (the 'Site'):

#### **Relevant Planning History**

Planning Permission ref: 2020/4731/P was approved on 24 November 2021 for the following:

**"Use of the first floor as an immersive theatre space, drinking establishment with ancillary events (sui generis)."**

On 11 March 2021 planning permission (ref. 2020/4732/P) was granted on the ground floor of the Horse Hospital for an associated restaurant and drinking establishment with ancillary events

#### **Proposals**

This non-material amendment application seeks to amend Condition 3 of planning permission ref: 2020/4731/P to reflect discussions with Camden Officers on the need for a more robust technical noise condition.

Condition 3 is currently worded as follows:

**"No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway."**

It is necessary to amend the wording of this condition to more accurately reflect the needs of the operation approved at the site and the surrounding premises and ensures that the condition wording is enforceable.

Big Sky Acoustics have reviewed and have provided suggested alternative condition wording. It is therefore sought to amend Condition 3 as follows:

**“Music noise levels in the 63Hz and 125Hz octave centre frequency bands (Leq) should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq), respectively.”**

Policy A1 of the Camden Local Plan 2017 relates to managing the impact of development, and states that the amenity of neighbours must be protected, namely that excessive noise must be avoided. Policy A4 of the Local Plan states that the council will seek to ensure that noise and vibration is controlled and managed, and that development must be operated without causing harm to surrounding amenities.

The proposed wording will be in line with the permission at the ground floor as a separate NMA application has been submitted to align the two permissions in terms of noise (planning portal ref: PP-11519499).

The proposed amendment would not materially affect the permission granted on 24 November 2021, simply making it more robust in terms of noise control. It is therefore considered appropriate to deal with the variation to Condition 3 via a non-material amendment application.

Overall, the proposed amendment sought to Condition 3 would be wholly in line with the reasoning for the condition to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, of the London Borough of Camden Local Plan 2017.

#### **Pre-Application Discussions**

The proposals have been discussed with Camden Officers, who stated that the proposal was acceptable regarding the technical merits of a more robust noise condition.

#### **Application Documentation**

As part of the submission of the application on the Planning Portal (ref. PP-11519265), we enclose the following documents:

- A copy of this Cover Letter;
- Application form; and
- Site Location Plan.

The requisite planning application fee of £234 has been paid concurrent to the submission of this application.

We trust that you have everything required to progress with the determination of this non-material amendment application.

In the meantime, should you have any questions, please do not hesitate to contact Anna Gargan or Bethan Warwick of this office.

Yours faithfully

*Gerald Eve LLP*

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