



# GERALDEVE

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Planning and Borough Development  
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**FAO: Laura Dorbeck**

**Our ref: NFD/AKG/AMU/BWA/J10003**

**Your ref: PP-11563130**

29 September 2022

Dear Laura

**Arches N5 and N6, (also known as) Arches 4-14, Dockray Place, London, NW1 8QD  
Application for Full Planning Permission**

We write on behalf of our client, Stanley Sidings Limited (the “Applicant”), to apply for planning permission for the installation of 4 awnings above the brewery units (Class B2) at Arch N5 and N6, (also known as) Arches 4-14, Dockray Place, London, NW1 8QD (the “Site”) located within the Hawley Wharf Masterplan.

Planning Permission is sought for:

*“Installation of 4 awnings above Arches N5 and N6 and associated works”*

### **Site and Surroundings**

The Site located within the north of the Hawley Wharf Masterplan and the Camden Town Centre. The Site is accessed from Kentish Town Road which leads onto a rear servicing area, external to the masterplan development site.

The Site is well served by public transport services and has a Public Transport Accessibility Level of 6b given its proximity to Camden Town Underground station which is located 350 metres to the south of the site; Camden Road Overground station located 450 metres to the east of the Site.

### **Relevant Planning History**

Planning permission (ref. 2012/4628/P) was originally granted for the mixed-use redevelopment of the site on 23 January 2013.

The operative planning permission (ref. 2022/0972/P) was granted on 12 July 2022 for the following:

*“Variation of condition 11 (opening hours) of planning permission dated 28/10/2020 ref: 2020/0362/P which itself varied application 2018/1715/P dated 03/12/2018 and 2012/4628/P dated 23/01/2012 for the Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of*

*1 Hawley Road to educational, and associated works (summary), AMENDMENTS INCLUDE changes to Building A market retail operational hours.”*

On 22 September 2021, Planning Permission (ref. 2021/3516/P) was granted at the site for the following:

*“Change of use of Arch N6 from Class B1(c) (light industrial) use to a Class B2 Brewery (general industrial) use”*

The proposed awnings are proposed to support the character and function of the site for its approved use as a brewery (Class B2).

### **Proposals**

Awnings are proposed to the front façade of the Site in order to support the character and function of the Site for brewery use. The proposed awnings will provide shelter for both the employees and the visitors of the brewery, encouraging more custom and a greater dwell time within the Market despite weather conditions.

The proposals have been designed in line with the previously approved awning specification throughout the wider masterplan site under condition 21 of the masterplan planning permission (ref. 2021/2874/P, dated 23 August 2021). The proposals will also promote visual cohesion throughout the wider masterplan site and will draw footfall to this part of the Hawley Wharf Market.

### **Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan consists of:

- The London Plan (2021); and
- The London Borough of Camden’s Development Plan which consists of the Local Plan (2017), Policies Map, Site Allocation Document (2013) and various Area Plans.

### **Planning Assessment**

#### Design and Conservation

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 proposals have been designed to be in keeping with the surrounding viaduct shopfront awnings, with black fabric and softwood finishing along the front. This ensures that the proposals enhance the Market whilst improving the experience for customers. The Design and Access Statement, prepared by LabTech, dated September 2022, demonstrates the designs in greater detail and contains local precedents which have been taken into consideration whilst designing the proposals.

The proposal is considered complement the street scene and will enhance the Market for the tenants and customers of Arch N5 and N6 that is in keeping with the Hawley Wharf Market design. No lighting or signage

is applied for through this planning application. As such, it is considered that the proposal complies with Policy D1 of the Local Plan.

#### Enhancing Hawley Wharf Market

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 awnings will respond to existing challenges at the Market, improving the usability of the outdoor space at the market during winter months by providing sheltered areas to the customers, thereby making the market a year-round space whilst also complementing the street scene. The awnings will both encourage footfall and dwell time to an area that is currently underused, therefore activating this part of the masterplan site and supporting the character and function of the market

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 Hawley Market as detailed above.

#### **Conclusion**

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 Hawley Wharf Market. The proposals have been designed to ensure that they are in keeping with the Market design and will support both the tenant and the customers. Therefore, the proposal accords with the development plan. 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.

#### **Supporting Documents**

Alongside this letter, the following has been submitted as part of the application (Planning Portal Ref. PP-11563130):

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

The application fee £462 (plus £32.20 service fee) has been paid online via the Planning Portal.

We trust that you have all the information you require to register the application. In the meantime, please do not hesitate to contact Anna Murray (020 7333 6284) or Bethan Warwick (0738 540 9543) of this office should have any questions regarding the above.

We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully

A handwritten signature in black ink that reads 'Gerald Eve LLP'.

**Gerald Eve LLP**

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