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London Borough of Camden
Planning and Borough Development
5 Pancras Square
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FAO: Laura Dorbeck

1 December 2022

Our ref: NFD/U0014625

Your ref: PP-11706453

Dear Laura

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Ground and Upper floors of the Atrium Building, Stables Market, Camden, London, NW1
Application for Full Planning Permission**

On behalf of our client, Camden Market Management Company Limited (the 'Applicant') we enclose the following application for planning permission in respect of the built form and use of the Ground and Upper floors of the Atrium Building, Stables Market, Camden, London, NW1 (the 'Site'):

"Application to regularise the built form and the use of the Atrium building for Class E and Sui Generis uses at ground floor and Use Class E on levels 1-3"

The planning application will not create any new gross internal floorspace.

Site and Surroundings

The site subject to this application is located within Camden Town and the Regents Canal Conservation Area.

Background

The site is a large mixed-use building in the heart of Camden Town. The building was built in 2010 and the ground floor has been used for Use Class E and Sui Generis market uses. The upper floors (levels 1-3) have been used as office. The upper floors were originally granted planning permission in 2006 for use as exhibition space, retail, employment and a creche.

The Proposal

The proposal seeks to regularise the built form of the building which was not completed in accordance with the 2006 planning permission and apply for Use Class E and Sui Generis uses on the ground floor and flexible Use Class E on the upper floors. These uses will continue to support the role of the market and create an ecosystem for expenditure within the market and Camden Town Centre.

Conclusion

Gerald Eve LLP is a limited liability partnership registered in England and Wales (registered number OC339470) and is regulated by RICS. The term partner is used to refer to a member of Gerald Eve LLP or an employee or consultant with equivalent standing and qualifications. A list of members and non-members who are designated as partners is open to inspection at our registered office; One Fitzroy, 6 Mortimer Street, London W1T 3JJ and on our website.

The proposals seek to regularise the existing built form and land uses. These land uses contribute to the diversification of the Stables Market in line with Camden's town centre and market planning policies and is one which will encourage visitors to the market. Furthermore, the Applicant is keen to promote independent retail tenants within the market.in line with Local Plan Policy TC6.

In line with the Camden Renewal Commission's objectives to deliver a thriving local economy and support the success of local businesses, the introduction of the proposed uses to this location will improve footfall to the site's immediate area and as a consequence will contribute to the turnover of smaller retailers in the Stables Market. The proposal will provide ten free desks for Camden SME businesses.

It is considered that the proposals for which planning permission is sought complies with the relevant statutory tests and planning policies within the Camden Local Plan. It is 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

In support of each of the applications, we enclose the following documents:

- Completed Application Form and certificates;
- Site Location Plan, prepared by Labtech;
- Completed CIL Form, prepared by Gerald Eve;
- Existing and proposed plan drawings, prepared by LabTech;
- Design and Access Statement prepared by Camden Market Management Company Limited;
- Town Planning Statement prepared by Gerald Eve LLP;
- Transport Assessment, prepared by Arup
- Sustainability Report, prepared by Arup; and
- Employment and Training Plan prepared by Camden Market Management Company Limited.

The requisite application fee (**£494.20**) has been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation of the applications in due course. In the meantime, please do not hesitate to contact Natalie Davies or Anna Gargan of this office should you have any questions regarding the above.

Yours faithfully,



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