

CAMDEN MARKET

DINING PODS

20.12.2022

LABTECH

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00.00 | Context

00.01 Introduction

Camden Market Estate Holdings Limited (the 'Applicant') has prepared this application for temporary planning permission at The Stables Market, Chalk Farm Road and Camden Lock Market, Camden Lock Place London, NW1 8AH (the 'Site') for the:

"Temporary retention of dining pods across the Stables Market and Camden Lock Market for a period of 3 years" 18 pods were originally installed at the Site in 2021 for a temporary period of 1 year according to planning consent ref. 2020/5050/P. Given the success of the installation and encouragement from visitors and traders the permission was extended to 31 pods for another year under ref. 2021/5315/P.

Camden Market is committed to improving conditions for traders and visitors alike, while building a strong sense of local identity. The dining pods enable visitors the Market to dine and rest comfortably despite the weather conditions. Their installation encourages longer stays and helps to enliven the markets throughout the year and especially the winter months whilst also supporting the tenants trading during that time.



00.02 Site and Surroundings

The application site, as identified on the submitted Site Location Plan, includes The Stables Market and Camden Lock Market, both major economic, cultural and tourist attractions within Camden.

The markets contain a number of listed buildings and a mix of contemporary structures, stalls and tables, and large open areas with seating and tables for the general public.

The Markets are located within the Regents Canal Conservation Area. The Site is not statutory or locally listed, however, there are several listed buildings surrounding the proposed temporary dining pods, including the Grade II* Listed Horse Hospital and the Grade II Listed Provender Store.

Stables Market is largely open air and that is part of its signature. Furthering recent improvements, we continue our work to offer more covered space without losing the openness feeling, increasing the trading opportunities, and helping to maintain a livelier sense of business in bad weather conditions.



00.03 Market Context

The GLA report 'Understanding London's Markets' Nov. 2017, acknowledges that the markets sector is flourishing, but although many markets are thriving, there are challenges for markets to maximise social value, to evidence it to unlock further investment, and to ensure that the way markets change benefits all Londoners.

Markets are public spaces not only for selling and buying but also with vibrant social character arising from the range of free activities which happen in market sites. They are historic spaces with a strong place identity for the community that has evolved over time.

Market traders are facing shifts in shopping patterns and competition from discount retailers, supermarkets and the Internet. Markets need to attract people to visit and stay in order to be sustained as successful public spaces.

The Applicant, with the support of Camden Council, have been working on a strategy to ensure the future prosperity of Camden Market which has been shared at a Strategic Panel review on 17th October 2022. Our Vision forms the basis of our aspirations for the continued success of Camden Market, which can play its part in the ambitions set out in the Camden Local Plan by encouraging strong growth and access to jobs to the benefit of everyone including young people and the local community as a whole.



Photographs of Camden Market before the dining pods were introduced

01.00 | Proposal

01.01 Design Proposal

The dining pods have proved to be very successful with the market traders and visitors to the market, with lots of positive feedback received.

The introduction of the dining pods aimed to enhance vitality and activity within the market, by providing more covered seating to encourage visits to the market even in poor weather. The pods have been carefully located to support the market traders and encourage more footfall, activity and increased dwell time within the Stables and Camden Lock Markets. The locations of the pods do not sever any existing pedestrian routes at the markets. The dining pods are temporary structures and are not fixed to the floor or any historic surfaces and can be moved, if necessary.

Previous temporary permissions amounted to 2 years of trial run; the effect of the installation has been assessed and it is considered that the pods do not harm the character and activities of the market. They pods are very popular and have contributed significantly to the success of the markets.

This application therefore seeks planning permission for the "Temporary installation of dining pods across the Stables Market and Camden Lock Market for a period of 3 years"
It is proposed to retain 27 of circular dining pods and the 3 semi-circular dining pods previously approved, adding one half pod only. The pods have been designed to accommodate up to six people (3 on a semi-circular pod) in alignment with the Covid-19 recommendations at the time. The number of occupants has not changed in the post-pandemic and will remain the same.

Four half-pods provide covered seating in less open areas within the market. The half pods ensure that sufficient pedestrian circulation space is provided in these areas which could not be achieved with fully circular pods. The half pods are of the same design as the full pods and therefore deliver a consistent appearance across the markets.

Customers can purchase food at the markets stalls and bring it to the pods, which are cleaned and disinfected regularly after use. This approach will continue to be in effect for the duration of the permission.

Each dining pod is 10.2 sqm (GIA) in size; half pods are 5.1sqm. The proposals therefore create an additional 295.8 sqm (GIA) of temporary dining space at the Site and existing site access will remain unchanged.



Proposed Layout Plan

01.02 Design and Location

A total of 31 pods are proposed across the markets. Twenty-seven circular pods are of the same design as the previously installed under application 2021/ 5315/P. Four half pods from the same fabricator and matching design have been introduced to provide covered seating in less open areas within the market, providing sufficient pedestrian circulation space that could not be achieved with fully circular pods. Should any location be compromised as a result of new developments and/or events in the next three years, the compromised pods would either be removed or new proposed positions presented for approval.

A summary of the positions has been detailed further below, and full dimensions can be seen on the detailed drawings.

Locations

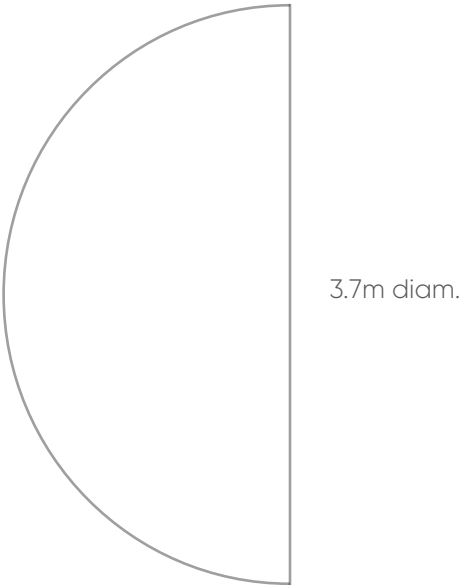
- a. Camden Lock Market Middle Yard. The Middle Yard currently serves as seating area for the Food Market located in the West Yard. This proposal is for three pods measuring 3.7m diam. Plus one half pod against the timber shed near the horse steps.
- b. Camden Lock Market West Yard. Four pods measuring 3.7m diam. are proposed to provide covering and seating to this important seating area in the market.
- c. Camden Lock Place. Eight pods measuring 3.7m diam. are proposed in this key avenue within the markets.
- d. Stables Market Long Stable South and East Elevation + Provender East Elevation. Five pods are proposed around Provender and Long Stable with the purpose of revitalising the area.
- e. Stables Market Stables Yard. Three pods in front of the Gin Stalls measuring 3.7m diam. are proposed to provide seating to this important cross-road in the market.
- f. Stables Market North Yard. Four pods aligned to the elevations.
- g. Stables Market Stables Yard. Three semi-circular pods, against the railings to the steps outside Atrium Building. The total number of proposed semi-circular pods is 3.

Amount

The total number of proposed pods around the market is 31.

Operational Management

The proposed operating hours of the pods are from 10am to 6pm, 7 days a week. The dining pods are for use by the general public across the markets who will pick up food from various traders and bring it to the pods to eat. The pods will continue to be cleaned on regular basis, several times a day, following occupation.



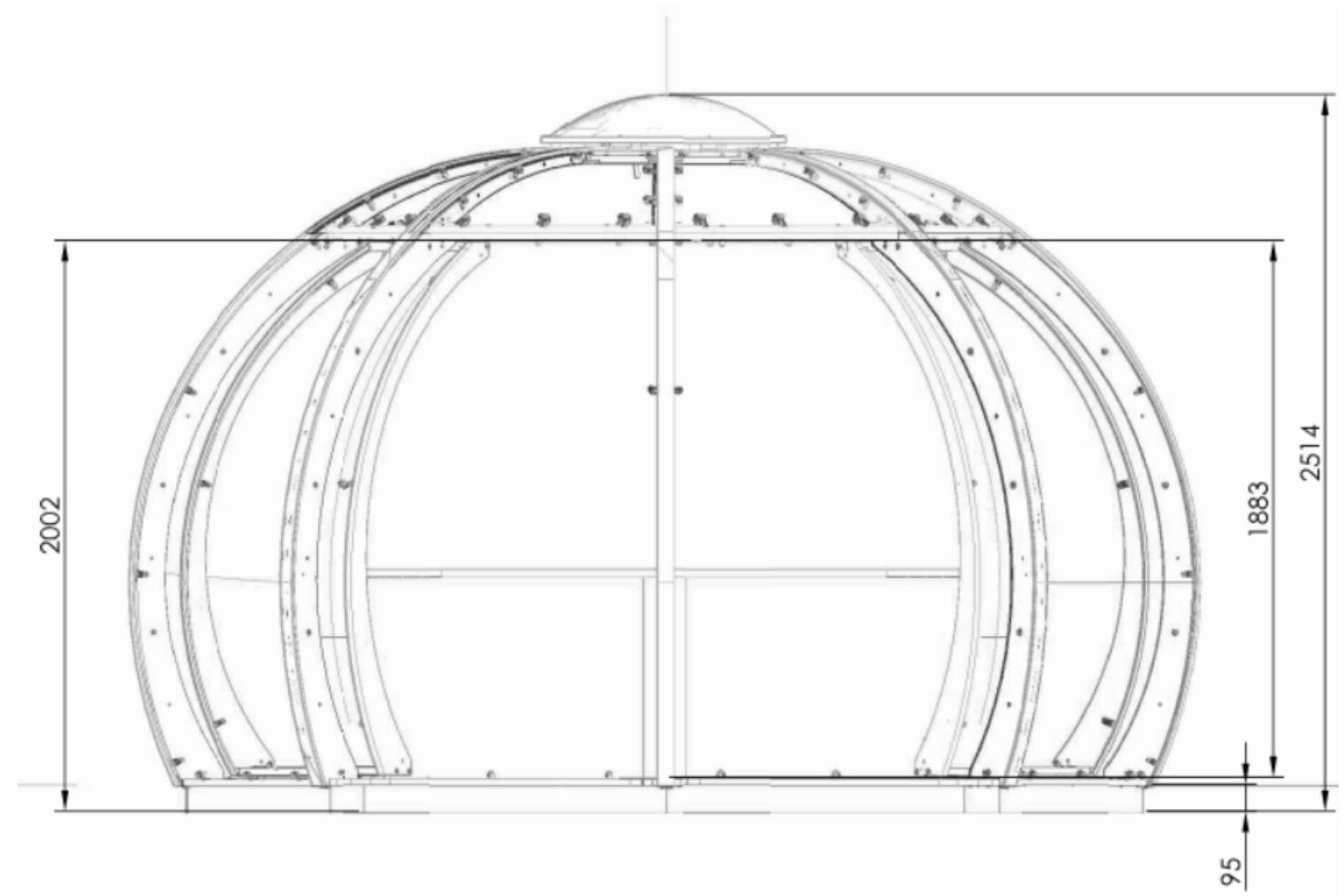
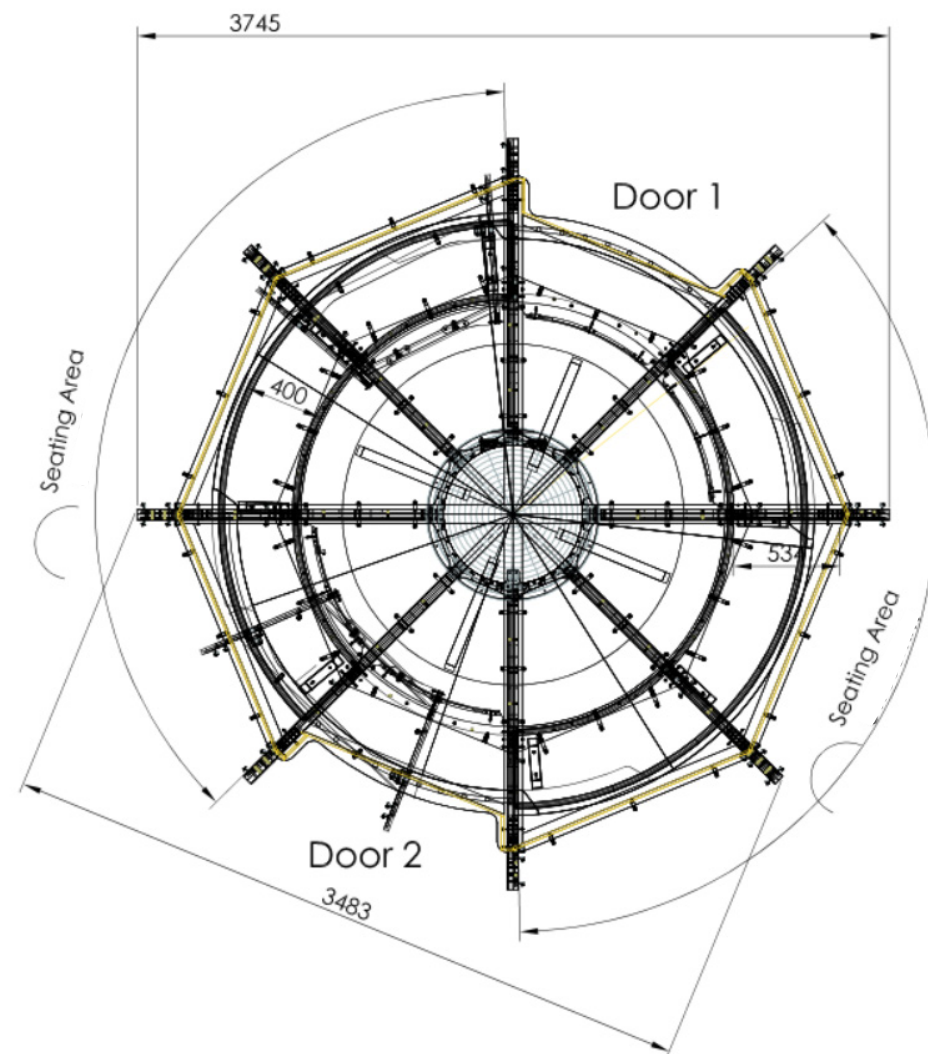
Semi-circular dining pod



Circular dining pod

Circular Pod Design

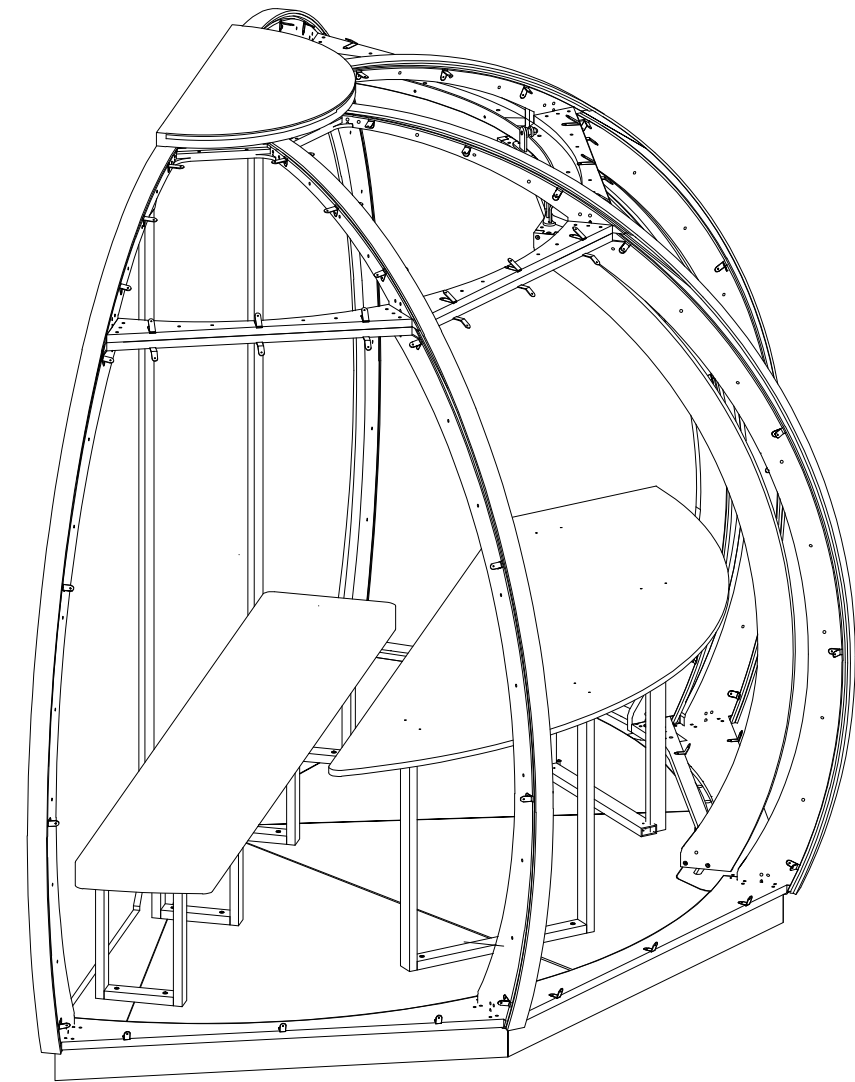
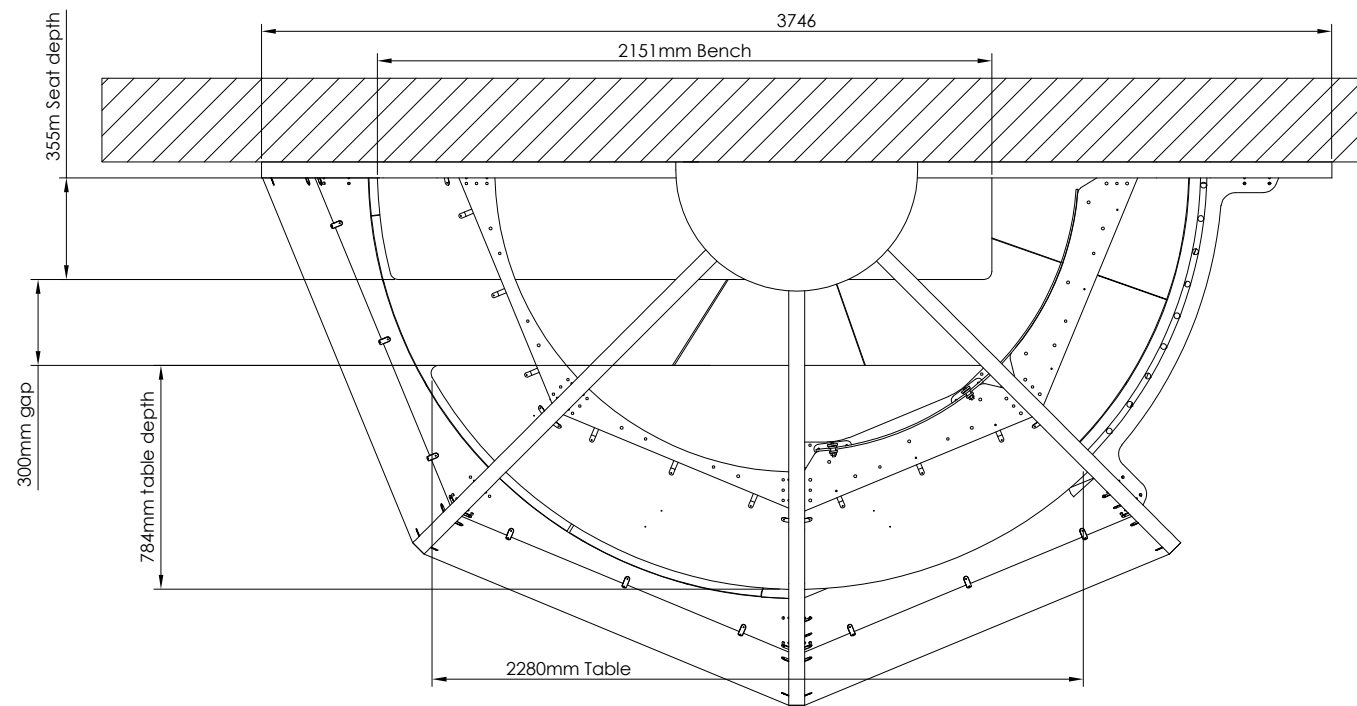
- 2-doors pod
- Octagonal plinth base 95mm high
- Plywood frame painted in 2-part-paint black finish
- Polycarbonate transparent panels
- Stainless steel fixings
- Interiors: upholstered benches to accommodate up to 6 people and round table



Supplier's drawings are not-to-scale and show the proposed dining pod

Semi-circular Pod Design

- Same design as circular pods
- 1-door
- Half octagonal plinth base 95mm high
- Plywood frame painted in 2-part-paint black finish
- Polycarbonate transparent panels
- Stainless steel fixings
- Interiors: upholstered benches to accommodate up to 3 people and semi-circular table.



Supplier's drawings are not-to-scale and show the proposed dining pod

02.00 | Planning Considerations

02.01 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The National Planning Policy Framework ('NPPF') (as updated July 2021);
- ii. The London Plan, being the Spatial Development Strategy for Greater London (2021); and
- iii. The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Statutory Legislation

As the various locations for the temporary dining pods are located within a conservation area and nearby to listed buildings, statute regarding the historic environment is relevant. Section 72 of the Planning (Listed Buildings and Conservations Area) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

02.02 Planning Assessement

Enhancing Existing Use

The proposals are being bought forward to support the traders and encourage footfall to the markets during periods of bad weather.

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 proposals are in line with Camden local policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market. Markets at large have been deeply affected by COVID-19. The dining pods have helped to enhance vitality and activity within the market in the post-pandemic by providing more covered seating to encourage the use of the market especially in the winter months, supporting the traders' businesses. It is therefore proposed to extend the life of the Dining Pods in the market for another 3 years to continue to encourage footfall and dwell times at the markets.

The proposals preserve and will contribute to and promote the character of the Site and will help contribute to the ongoing success of the Stables Market and Camden Lock Market, contributing to securing its long-term future.

Text by Gerald Eve for LabTech London

03.00 | Heritage Considerations

03.01 Summary

Historic England Conservation Principles accepts that change is part of the life of heritage assets: ‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’.

Furthermore, the GLA report ‘Understanding London’s Markets’ states: ‘Markets are at once part of London’s heritage, and the places where the newest and most exciting trends and tastes first appear. Informal and animated, they invite us to explore new places and to cement our relationships with those places where we live and work. A market reaches back into the history of a neighbourhood. In many cases it was the foundation around which the neighbourhood grew, so even where a market has declined, a re-established market can revive an area’s energies and heritage, sending a powerful message about the character and ambition of regeneration in a particular place’.

Camden 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. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings.

The dining pods aim to provide temporary shelter for visitors and locals, to encourage their stay and enjoyment of the market and its historic buildings.

The proposed positions by the listed buildings have been carefully considered as to minimise any visual impairment of the historic elevations. Furthermore, being translucent and of curved form, the pods allow for 360 degrees visuals of the surrounding areas and historic buildings.

The dining pods will not be fixed to the floor or any historic surfaces and could be moved, if necessary. It is considered that the proposal to retain the pods for further three years will not affect the significance of the listed buildings, and it is therefore acceptable in heritage terms.

The proposals will revitalise and reactivate the market ensuring that the market remains an attractive, interesting and vibrant place to visit. This will contribute to the prosperity of the market thereby securing an important Camden heritage asset and its setting in the long-term.

04.00 | Conclusion

04.01 Summary

The dining pods have proved to be a successful attraction within the markets, and an important strategy for Camden Market to support our traders.

The proposed dining pods are intended to provide shelter to visitors encouraging longer stays in the market despite the weather conditions and are strategically located to allow easy circulation.

It is therefore considered that the proposals will help contribute to the ongoing success of the Stables Market and Camden Lock Market, two of Camden's key economic, cultural and tourist attractions.

05.00 | Appendix

Refer to the planning drawings in the attachment provided