

Address:	Basement Building C "Triangle Building" Stables Market Camden Lock Place London NW1 8AB		4
Application Number:	2023/3560/P	Officer: Laura Dorbeck	
Ward:	Camden Town		
Date Received:	29/08/2023		
Proposal:	Change of use from restaurant, with ancillary nightclub, bar and events space (Sui Generis) to entertainment, restaurant, ancillary bar and events space (Sui Generis).		
Background Papers, Supporting Documents and Drawing Numbers: Existing drawings: DR-K-A000, DR-K-A101, DR-K-A102, DR-K-A103 Proposed drawings: B01_P, B02_P, 00_970 Documents: Cover letter dated 23/08/2023, Noise Impact Assessment & Mitigation Strategy ref: 23081151 dated 22/08/2023, Operation Management Plan dated 07/08/2023, and letter dated 22/09/2023.			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Applicant:		Agent:	
LABS Dockray 1-7 Dockray Place London NW1 8QH		Gerald Eve 1 Fitzroy Place 6 Mortimer Street London W1T 3JJ	

ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
Sui Generis	Restaurant with ancillary nightclub, bar and events space	1912	0	-1912
Sui Generis	Entertainment, restaurant, ancillary bar and events space	0	1912	+1912

Parking details			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0

EXECUTIVE SUMMARY

- i) The application site comprises the basement levels of Building C (also known as the 'Triangle Building') within the Stables Market on Chalk Farm Road. The site is located between Camden Stables Market and Camden Lock Market, to the south of the railway line. The site is located within the Camden Town Town Centre and the Regents Canal Conservation Area, where it is surrounded by a mix of uses including commercial, retail, office, residential, market uses and drinking establishments. The area is key to the night-time economy of Camden and London.
- ii) Permission is sought for the change of use from restaurant, ancillary nightclub, bar and events space (Sui Generis) to entertainment, restaurant, ancillary bar and events space (Sui Generis). The site would be occupied by 'Junkyard Golf', housing four mini golf courses and a restaurant with ancillary bar and events space.
- iii) The shift from a night time use with nightclub elements being a key part of the character to more of a focus on organised entertainment would be materially different in character which is why the application is required. Notwithstanding this, the proposed change of use is considered acceptable given the similarity of the proposed entertainment use to the existing use. It is considered an appropriate town centre use in this location which would contribute to the vitality and viability of the markets and the Camden Town Town Centre.
- iv) There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, character and appearance of the Regents Canal Conservation Area or the setting of nearby listed buildings.
- v) The proposed location at basement level would limit any potential disturbance; and hours of use, visitor numbers and compliance with the submitted operation management plan would be secured by condition to ensure there would be no harm to the amenity of nearby neighbouring residents. Visitors would be expected to attend the site by sustainable means of travel and as such there are no likely impacts on the local transport network.
- vi) As such, the proposed development is considered acceptable and would be in accordance with the Camden Local Plan 2017 and London Plan 2021, and it is recommended that conditional planning permission is granted.

OFFICER REPORT

Reason for Referral to Committee:

Major development involving a change of use resulting in provision of more than 1,000sqm of non-residential floor-space (Clause 3(ii)).

1. SITE AND BACKGROUND

Location

- 1.1 The application site comprises the basement levels of Building C (also known as the 'Triangle Building') within the Stables Market on Chalk Farm Road. It is a modern triangular glass building that was constructed in the early 2000s located between Camden Stables Market and Camden Lock Market, to the south of the railway line.
- 1.2 The building consists of three basement levels, ground floor and three upper levels. A mixture of Class A1 (retail), A3 (restaurant), B1 (business) and D2 (assembly and leisure) uses under the old use classes were originally permitted at the site. Under the new use classes, these would be Class E.
- 1.3 Shakazulu, a restaurant, bar and nightclub previously occupied the basement levels which are the subject of the current application, with a ground floor entrance from Camden Lock Place. A Certificate of Lawfulness was issued in 2022 confirming that the areas occupied by Shakazulu had been in use as a restaurant with ancillary bar, nightclub and events space (Sui Generis) with opening hours until 02:00 on Friday and Saturdays for a period of 10 years or more, and was therefore lawful.



Figure 1 – The application site outlined in red

- 1.4 The application site is not listed but is within the Regents Canal Conservation Area. The nearest listed buildings are the Interchange, adjacent to the site to the south west, and the Stanley Sidings Stables on the north side of the railway line.
- 1.5 The site is in a mixed-use area, surrounded by commercial, retail, office, residential, market uses and drinking establishments, and is within the Camden Town Town Centre. This part of the Town Centre has a strong history of night-time economy uses.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent). The nearest stations are Camden Town and Chalk Farm Underground and Camden Road and Kentish Town West Overground which are all a short walk away. There are also numerous bus services from Kentish Town Road, Hawley Road and Chalk Farm Road.

2. THE PROPOSAL

- 2.1 Planning permission is sought for the change of use from restaurant, ancillary nightclub, bar and events space (Sui Generis) to entertainment, restaurant, ancillary bar and events space (Sui Generis). The site would be occupied by 'Junkyard Golf', housing four mini golf courses and a restaurant with ancillary bar and events space.

3. RELEVANT HISTORY

The site

- 3.1 **2022/3661/P** - Certificate of Lawfulness (Existing) for the use of the ground floor (part), lower ground, sub-basement and mezzanine floor of Building C as restaurant with ancillary bar, nightclub and events space (Sui Generis) with opening hours until 02:00 on Friday and Saturdays. **Granted 09/11/2022.**
- 3.2 **2019/6284/P** - Change of use of sub-basement of Building C from restaurant kitchen (Class A3) to co-working commercial kitchen (Sui Generis); installation of associated roof top plant and other associated works. Recommended for approval, **withdrawn** prior to determination.
- 3.3 **2018/1005/P** - Use of the first floor as restaurant space open to the public on Monday to Friday day times with co-working office space and private hire spaces for office, events and/or dining use; and use as either a restaurant or event/hire space during the evenings and weekends; and replacement of existing revolving door with new double doors. Recommended for approval, **withdrawn** prior to determination.

- 3.4 **2005/0224/P** - Extension during the course of construction to four storey building (approvals 2003/0726/P, PEX0200404 & PE9800576R2) to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (Class A3) at first floor level, toilets to the leisure use (Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building. **Granted 31/03/2005.**
- 3.5 **2004/3953/P** - Alterations during the course of construction for the erection of plant screening at third floor and roof levels to Building C for A1, A3, B1 and D2 uses as a variation to planning permission PE9800576R2, as amended by PEX0200404 and 2003/0726/P. **Granted 26/11/2004.**
- 3.6 **2003/0726/P** - Amendment to previous planning permissions (Reg.no.PE9800576R2, and PEX0200404) for the redevelopment of the site including the erection of a 4 storey plus basement building on the triangle site (building C) for Class A1, A3, B1 and D2 uses, by the amendment of the elevational design of the Camden Lock Place elevation and the design of the glass drum at the main site entrance. **Granted 22/10/2003.**
- 3.7 **PEX0200404** - Amendments to planning permission (ref. PE9800576R2) dated 26th April 2001 comprising the relocation of various approved uses involving the transfer of Class A3 use at first floor in the Horse Hospital and northern end of Building A to the first floor of Building C, the transfer of approved B1 accommodation from Building C to Building A and the switching of the approved Class A1 and A3 uses between the ground and first floors within the Long Stable building. **Granted 04/11/2003.**
- 3.8 **PE9800576R2** - The refurbishment of the existing buildings on the site and the construction of two new buildings to accommodate a mixture of uses within the A1 (retail), A3 (food and drink), B1 (business), D1 (exhibition space), a dual B1/D1 use, and D2 (leisure) Use Classes, together with ancillary storage and other accommodation and associated environmental improvement works. **Granted 26/04/2001.**

4. CONSULTATION

Adjoining occupiers

- 4.1 Multiple sites notice were displayed on Camden Local Place, Chalk Farm Road and in Gilbeys Yard. The notices were displayed on 13/09/2023 until 07/10/2023 and the application was advertised in the local paper on 14/09/2023 (expiring 08/10/2023).
- 4.2 No responses were received.

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2023 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy G1 Delivery and location of growth](#)

[Policy C3 Cultural and leisure facilities](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy A1 Managing the impact of development](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy TC2 Camden's centres and other shopping areas](#)

[Policy TC4 Town centre uses](#)

[Policy TC6 Markets](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Access for All CPG - March 2019](#)

[Amenity - January 2021](#)

[Community uses, leisure and pubs - January 2021](#)

[Design - January 2021](#)

[Town centres and retail - January 2021](#)

[Transport - January 2021](#)

Other guidance:

[Regents Canal Conservation Area Appraisal and Management Plan \(2008\)](#)

ASSESSMENT

- 5.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

6	Land use
7	Impact on neighbouring amenity
8	Design and heritage

9	Transport
10	CIL
11	Conclusion
12	Recommendation
13	Legal Comments
14	Conditions
15	Informatives
16	Appendix – Premises Licence

6. LAND USE

Background and Proposal

- 6.1 Planning permission was first granted (ref. PE9800576R2 dated 26/04/2001) for the refurbishment of the existing buildings on the site and the construction of two new buildings to accommodate a mixture of uses. At the time, those uses were within the A1 (retail), A3 (food and drink), B1 (business), D1 (exhibition space), a dual B1/D1 use, and D2 (leisure) Use Classes. A second application (PEX0200404) was approved on 04/11/2003 which sought amendments to the previous application to relocate various uses between the approved buildings.
- 6.2 Further amendments were approved under ref. 2005/0224/P (approved 31/03/2005) for an extension during the course of construction to provide an additional basement level to accommodate preparation and storage areas attached to the approved restaurant use (then Class A3) at first floor level, toilets to the leisure use (then Class D2) at basement level and plant and safety requirements ancillary to the use of the entire building.
- 6.3 A Certificate of Lawfulness (Existing) (2022/3661/P) was granted on 09/11/2022 for the use of the ground floor (part), lower ground, sub-basement and mezzanine floor of Building C as restaurant with ancillary bar, nightclub and events space (Sui Generis). The space was operated by 'Shakazulu', a South African themed restaurant, bar and nightclub with hire spaces.
- 6.4 Permission is now sought for a change of use of the space to entertainment, restaurant, ancillary bar and events space (Sui Generis). The site would be operated by 'Junkyard Golf', an indoor crazy golf course. Junkyard Golf have a number of existing courses across the UK in Leeds, Liverpool, Oxford, Manchester and Newcastle, and one other London site in Shoreditch. They are predominantly entertainment use with an ancillary food and drink offering. This shift from a night-time use with nightclub

elements being a key part of the character to more of a focus on organised entertainment would be materially different in character which is why the application is required. The nature of the more organised entertainment means that managing impact is likely to be easier, allowing controls like bookings as part of the operational management of the use.

Land use assessment

- 6.5 The application site is located within the Camden Market area in the Camden Town Centre, where policy TC4 seeks to ensure that the development of town centre uses does not cause harm to the character, function, vitality and viability of a centre, and that development does not harm shopping provision in the town centre. Policy TC6 is also relevant, which seeks to protect and promote markets and TC2 (a) and (b) which aim to promote a successful and vibrant centre, to protect and enhance the role and unique character of Camden's centres, and to provide for and maintain a range of shops including food, drink and entertainment uses to provide variety, vibrancy and choice.
- 6.6 Restaurant, nightclub or drinking establishment uses are not afforded any specific policy protection; however, the supporting text to Policy TC4 recognises the importance of restaurants, bars and entertainment venues to the borough's image as a dynamic and attractive place. It goes on to note that Camden Town has a particular concentration of such uses, and the important part they play in the night-time economy of Camden and of London, socially, economically and in terms of job provision.
- 6.7 However, it also notes the conflicts that can arise due to the borough's densely developed, mixed use nature, with much night-time activity occurring close to places where people live. Policy TC4 therefore seeks to ensure that the development of shopping, services, food, drink, entertainment, and other town centre uses do not cause harm to the character, function, vitality and viability of a centre, the local area, or the amenity of neighbours. However, controls should be proportionate with the Local Plan acknowledging that the rights of existing and established noise-generating uses should be respected.
- 6.8 The proposed use would be similar to the previous use of the site, but with more of a focus on organised entertainment with an ancillary bar and food offering. The premises will comprise four 9-hole crazy golf courses with a bar/dining area serving food and drink. The premises will operate a 550-person maximum occupancy limit. The proposed use would be entirely at basement level, and is considered an appropriate scale and character for the area given there would be no increase in floor area compared to the previous use. Given the subterranean location, the proposed use itself would not impact the character or vitality of the town centre, nor harm the local area and amenity of neighbours. Impacts from the operational

management of visitors is assessed in section 7 (impact on neighbouring amenity).

- 6.9 Given the location of the site within the Camden Town Centre which is very well connected with good public transport links, this is considered an appropriate location for such a use. The location at basement and lower ground level would also help to limit any of the impacts associated with such a use. The proposed entertainment use with ancillary bar, restaurant and events space are appropriate town centre uses which would help to contribute towards the vitality and viability of the town centre in accordance with policy TC2. This would help to support the long-term sustainability of the night-time economy of this part of Camden and London as a whole. As such, the proposals are considered acceptable in land use terms.

7. IMPACT ON NEIGHBOURING AMENITY

- 7.1 Policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The thrust of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

- 7.2 The nearest residential dwellings are located near Gilbeys Yard, the other side of the Interchange Building and the dwellings on the other side of Chalk Farm Road, both of which are around 55m from the site.

Outlook, privacy and daylight/sunlight

- 7.3 The application site is fully subterranean, located at basement level and there are no external alterations proposed. There are no views in to or out of the space, and therefore there would be no impact on neighbouring amenity in these regards.

Noise and Disturbance

- 7.4 No new plant is proposed as part of the current application and there would therefore be no additional impact in terms of noise disturbance from plant and machinery.
- 7.5 Given the location of the premises below ground and the distance to the nearest residential occupants, there would be very limited noise outbreak from the new use and no harm to the amenity of neighbours. A noise impact assessment has been submitted with the application which specifies that all amplified sound will be controlled by a limiter, and best practice operational policies will be in place to ensure any noise generating activity is minimised. Permission would be granted subject to the condition that 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 (condition 6).

7.6 It is noted that the premises licence granted on 06/01/2023 imposes several conditions which will further ensure that there would be no undue impact on the amenity of neighbouring residents, including the following:

- Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises.
- No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.
- Doors and windows at the premises are to remain closed after 11pm, save for access and egress.
- The emptying of bins into skips, and refuse collections will not take place between 11pm and 8am.

7.7 Planning controls should not generally duplicate other controls, such as licencing controls and conditions. These measures are considered sufficient to ensure there would be no harmful noise outbreak that would disturb neighbouring occupants.

Operational Management

7.8 The applicant has submitted an Operational Management Plan (OMP) in support of the application which sets out a range of measures, policies, and procedures which will be in place to ensure the successful operation of the premises and mitigate any adverse impacts on the local area and neighbouring residents. The OMP provides details of the operating schedule (including prevention of crime and disorder, public safety, prevention of public nuisance, and protection of children from harm), a dispersal procedure, smoking strategy, maintenance, and waste management.

7.9 A premises licence (PREM-LIC\3081) was granted on 12 January 2009 to The Camden Market Management Company Limited which authorises the carrying out of licensable activities at the property between 10:00 to 02:00 Monday to Saturday, with extended hours on Christmas Eve and New Years Eve.

7.10 The premises will operate a 550-person maximum occupancy limit, and the proposed opening hours are 10:00 – 02:00 in line with the premises licence approved on 06/01/2023. The previous certificate of lawfulness accepted that the premises had been operating until 2am between Monday and Saturdays, and permission is now sought for a 2am closing time seven days a week.

- 7.11 This would mean that instead of the opening hours being 10:00-02:00 Monday – Saturday (as consented under the certificate of lawfulness), the unit would now operate 10:00-02:00 Monday-Sunday. This means that the change from the consented certificate is relatively small. The nature of the proposed use, with it being more of an entertainment centre rather than a nightclub also means that the noise, disturbance and general impact would be less.
- 7.12 A management policy will be implemented to reduce occurrences of antisocial behaviour and the premises will be equipped with CCTV. Staff will be trained to deal with intoxicated or disorderly customers, and alcohol will not be sold for takeaway from the premises.
- 7.13 Deliveries and collections of waste will avoid late evening periods, to ensure there was no disturbance to residents, and deliveries and waste collections will take place from 07:00 to 20:00 on Mondays to Saturdays and 10:00 to 20:00 on Sundays.
- 7.14 The proposed opening hours are considered reasonable given the location of the site within the Camden Town Centre and the numbers of visitors would not cause undue disturbance to neighbouring residents given the existing busy character of the markets and this part of Camden Town. The location at basement would further limit any potential impacts on neighbouring amenity. The dispersal strategy notes that guests will be directed out of the building and markets onto the main road to reduce guests loitering, which is considered appropriate given the late-night opening hours.
- 7.15 As mentioned above, the premises licence is granted subject to a number of conditions regarding noise, customer management, alcohol sale and crime prevention (included at Appendix 1) which will further ensure there was no harmful impact on neighbouring residents. Conditions 3, 4, and 5 involve compliance with the OMP, alongside hours of opening and maximum visitor numbers (which can be updated or modified as part of the condition) and in combination with the controls imposed by the premises licence, are considered sufficient to ensure the premises will be operated in such a way as to ensure there was no adverse impact on neighbouring amenity in accordance with policies A1 and A4 of the Camden Local Plan.

8. DESIGN AND HERITAGE

Designated and non-designated heritage assets

- 8.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out that special regard must be

given to preserving or enhancing the character and appearance of a conservation area.

- 8.2 Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG (Design).
- 8.3 The application site is not listed but is located in the Regents Canal Conservation Area. The nearest listed buildings are The Interchange approximately 50m to the south west of the site, and the Stanley Sidings Stables approximately 18m away on the north side of the railway line.
- 8.4 The proposal is for the change of use to an existing building and does not involve any external alterations which would affect the appearance of the building, the character and appearance of the Regents Canal Conservation Area or the setting of nearby Listed Buildings. The character of the area in terms of use and function would be unaltered in terms of heritage significance. The proposals are therefore acceptable in this regard and in accordance with policies D1 and D2 of the Camden Local Plan.

9. TRANSPORT

Car Parking

- 9.1 Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The existing building does not include any car parking spaces, and none are proposed. All visitors to the building would need to travel to the site via sustainable modes of transport.

Cycle Parking

- 9.2 Whilst no specific cycle parking facilities are provided as part of this application, given that the scheme does not result in an uplift in commercial floorspace, the basement location, lack of lifts and the availability of cycle parking in the surrounding Stables Market site, the Council's Transport Officer has confirmed that the lack of additional formal cycle parking is accepted in this instance.

Access

- 9.3 There are no proposed changes to the methods of access. The existing arrangements include escalator access down to the basement from ground

floor level (from Camden Lock Place) alongside three internal stair cores and two lifts for step free access.

Refuse and recycling

- 9.4 Adequate bin storage will be provided within the premises particularly within the main areas of waste generation including the bar, kitchen and WC. Separate bins will be provided to allow the segregation of recyclable waste, biodegradable waste and general waste. Staff will be responsible for transferring waste to the centralised store of Camden Lock Place.

Conclusion

- 9.5 The proposals have been reviewed by the Council's Transport Officer who has confirmed that there are no objections to the development and that there are no requirements for any transport related conditions or obligations. The proposals are therefore acceptable in this regard and in accordance with policies T1 and T2 of the Camden Local Plan.

10. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 10.1 The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. No new floorspace is proposed at this stage so the development will not be CIL liable.

11. CONCLUSION

- 11.1 The proposed change of use is considered acceptable given the similarity of the proposed entertainment use to the existing use. It is an appropriate town centre use in this location which would contribute to the vitality and viability of the markets and the Camden Town Town Centre, supporting the other uses in the area.
- 11.2 The heritage character of the area would be unaffected by the proposal. There are no external alterations proposed, and as such, the proposals would not impact the appearance of the building, character and appearance of the Regents Canal Conservation Area or the setting of nearby listed buildings.
- 11.3 The proposed location at basement level would limit any potential disturbance, and hours of use, visitor numbers and compliance with the submitted operation management plan would be secured by condition to ensure there would be no harm to the amenity of nearby neighbouring residents. Visitors would be expected to attend the site by sustainable means of travel and as such there are no likely impacts on the local transport network.

- 11.4 As such, the proposed development is considered acceptable subject to the recommended conditions and would be in accordance with the Camden Local Plan 2017 and London Plan 2021, as well as the NPPF.

12. RECOMMENDATION

- 12.1 Grant conditional Planning Permission.

13. LEGAL COMMENTS

- 13.1 Members are referred to the note from the Legal Division at the start of the Agenda.

14. CONDITIONS

1	<p>Three year time limit</p> <p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing: DR-K-A000, DR-K-A101, DR-K-A102, DR-K-A103,</p> <p>Proposed: B01_P, B02_P, 00_970, Cover letter dated 23/08/2023,</p> <p>Supporting documents: Noise Impact Assessment & Mitigation Strategy ref: 23081151 dated 22/08/2023, Operation Management Plan dated 07/08/2023, and letter dated 22/09/2023.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Hours of use</p> <p>The use hereby permitted shall be carried out only during the hours of 10:00 to 02:00 the following day, seven days a week.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
4	<p>Visitor numbers</p> <p>Visitor numbers to the use hereby approved shall not exceed a maximum capacity of 550 people at any one time.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC4 of the London Borough of Camden Local Plan 2017.</p>
5	<p>Operation Management</p> <p>The premises shall be operated and managed at all times in accordance with the Operation Management Plan dated 07/08/2023 hereby approved,</p>

	<p>or the latest subsequent amended version which has been approved in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
6	<p>Noise breakout</p> <p>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.</p> <p>Reason: 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.</p>

15. INFORMATIVES

1	<p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).</p>
2	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)</p> <p>Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.</p>
3	<p>This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations &</p>

	<p>Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.</p>
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16. **APPENDIX 1 – PREMISES LICENCE**

London Borough of Camden, 5 Pancras Square, London N1C 4AG

Premises Licence

London Borough of Camden Licensing Authority

Premises licence number PREM-LIC\113064

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

Junkyard Golf (Shadow)
Shaka Zulu
Restaurant And Premises The Stables Market
Chalk Farm Road
London
NW1 8AH

Telephone number	N/A
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Where the licence is time limited the dates N/A

Licensable activities authorised by the licence
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Alcohol:	Yes
Recorded Music:	Yes
Late Night Refreshment:	Yes

The times the licence authorises the carrying out of licensable activities	
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Alcohol:	
Monday - Sunday	10:00 - 02:00
Recorded Music:	
Monday - Sunday	10:00 - 02:00
Late Night Refreshment:	
Monday - Sunday	23:00 - 02:00

The opening hours of the premises
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Monday - Sunday: 10:00 - 02:00

Where the licence authorises supplies of alcohol whether these are on and/or off supplies:

On the premises

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

The Camden Market Management Company Limited
1 Dockray Place
London
NW1 8QH

Registered number of holder, for example company number, charity number (where applicable)

09307488

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Liam O'Hare
[REDACTED]
[REDACTED]
[REDACTED]

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

Personal Licence Number: [REDACTED]

Issuing Authority: [REDACTED]

For Corporate Services Directorate on behalf of the Licensing Authority

[REDACTED]

Date Licence Granted: 06/01/2023 - APP\PREMISES-NEW\113065

Annex 1 - Mandatory conditions

1. The supply of alcohol is prohibited at a time when there is no designated premises supervisor in respect of the premises.
2. The supply of alcohol is prohibited at a time when the designated premises supervisor does not hold a personal licence or his/her licence is suspended.
3. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must –
 - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of that Act.
5. But nothing in subsection (4) requires such a condition to be imposed –
 - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with premises licences authorising plays or films), or
 - (b) in respect of premises in relation to –
 - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
 - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
6. For the purposes of this section–
 - (a) “security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies[and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act)], and
 - (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.
7. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

8. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

9. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either

(a) a holographic mark, or

(b) an ultraviolet feature.

10. The responsible person must ensure that
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.
11. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
12. For the purposes of the condition set out in paragraph 11
- (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
 - (b) “permitted price” is the price found by applying the formula—
$$P = D + (D \times V)$$
where—
 - (i) P is the permitted price,
 - (ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol; —
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

13. Where the permitted price given by Paragraph (b) of 12 above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
14. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 - Conditions consistent with the operating schedule

15. The Premises Licence Holder will ensure that, all staff employed when the premises first open to the public that are customer facing/engaging at the venue receive training as appropriate in respect of Welfare and Vulnerability Engagement via Safer Sounds. Refresher training to be conducted every six months by the Premises Licence Holder for subsequent new starters and existing employees. A record will be kept of when the training took place and will be made available for inspection by Police or other responsible authority, upon request.
16. No persons carrying visibly open or sealed alcohol vessels shall be admitted to the premises at any time that the premises are open for any licensable activity.
17. No patron shall be permitted to leave the premises whilst in the possession of any drinking vessel or open glass bottle whether empty or containing any beverage after midnight. This includes patrons using the smoking area(s).
18. The sale of alcohol shall only be legitimate whilst the permitted use of the premises remains that of a crazy golf venue.
19. The venue shall not engage the services of street promoters to encourage clientele to attend the venue.
20. Police must be called to incidents of violence and/or serious disorder.

21. The premises licence holder shall hold a notification of interest in respect of premises licence [PREM-LIC\113059] under section 178 of the Licensing Act 2003
22. The premises licence holder will hold quarterly meetings with the holder of premises licence number [PREM-LIC\113059] to discuss any issues arising or relating to the premises and the operation of premises licence number PREM-LIC\113064]
23. The shadow licence will not authorise licensable activities while premises licence PREM-LIC\113059 has effect.
24. At the time that the shadow licence takes effect the premises licence holder will ensure a DPS is nominated under Section 37 of the Licensing Act 2003.
25. The premises shall maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. All licensed areas and entry and exit points will be covered enabling frontal identification of every person in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum of 31 days with date and time stamping. Recordings shall be made available immediately upon the request of an authorised officer. A staff member who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member shall be able to show police recent data or footage with the absolutely minimum of delay when requested.
26. Non-intoxicating beverages, including drinking water, shall be available throughout the permitted hours in all parts of the premises where alcohol is served.
27. SIA registered door staff shall be employed at the premises, in accordance with a risk assessment, to be carried out by the DPS. When employed, door staff will wear high visibility armbands.
28. When employed, a register of those door staff employed shall be maintained at the premises and shall include:
 - (i) the number of door staff on duty;
 - (ii) the identity of each member of door staff;
 - (iii) the times the door staff are on duty.

29. Open containers of alcohol shall not be removed from the premises, save for consumption in any delineated external area.
30. Staff will be trained in the requirements of the Licensing Act 2003 with regard to the licensing objectives, and the laws relating to under age sales and the sale of alcohol to intoxicated persons, and that training shall be documented and repeated at 6 monthly intervals.
31. A refusals book will be maintained at the premises, and made available to an officer of a responsible authority upon request.
32. A first aid box will be available at the premises at all times.
33. Regular safety checks shall be carried out by staff.
34. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.
35. The premises shall maintain an Incident Log and public liability insurance.
36. Noise from amplified music or voices shall not be such as to cause a noise nuisance to occupants of nearby premises.
37. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
38. The exterior of the building shall be cleared of litter at regular intervals.
39. The pavement from the building line to the kerb edge immediately outside the premises including gutter/channel at its junction with the kerb edge shall be swept or washed on a regular basis, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
40. Notices will be positioned at the exits to the building requesting customers to leave in a quiet manner.
41. Doors and windows at the premises are to remain closed after 11pm, save for access and egress.

42. A Dispersal and Smoking Policy will be implemented and adhered to as agreed with Metropolitan Police.
43. The emptying of bins into skips, and refuse collections will not take place between 11pm and 8am.
44. A "Challenge 25" Policy shall be implemented in full and appropriate identification sought from any person who appears to be under the age of 21. The only acceptable forms of identification shall be photographic driving licences, passports, HM forces cards, or a form of identification with the "PASS" hologram. 21. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.
45. Notices advising what forms of ID are acceptable must be displayed.
46. Notices must be displayed in prominent positions indicating that the Challenge 25 policy is in force.

Annex 3 - Conditions attached after a hearing by the licensing authority

N/A

Annex 4 - Plans

London Borough of Camden, 5 Pancras Square, London N1C 4AG

Premises Licence Summary
London Borough of Camden Licensing Authority

Premises licence number PREM-LIC\113064

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

Junkyard Golf (Shadow)
Shaka Zulu
Restaurant And Premises The Stables Market
Chalk Farm Road
London
NW1 8AH

Telephone number	N/A
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Where the licence is time limited the dates N/A

Licensable activities authorised by the licence
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Alcohol:	Yes
Recorded Music:	Yes
Late Night Refreshment:	Yes

The times the licence authorises the carrying out of licensable activities

Alcohol:	
Monday - Sunday	10:00 - 02:00
Recorded Music:	
Monday - Sunday	10:00 - 02:00
Late Night Refreshment:	
Monday - Sunday	23:00 - 02:00

The opening hours of the premises
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Monday - Sunday: 10:00 - 02:00

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On the premises

Part 2

Name, (registered) address of holder of premises licence

The Camden Market Management Company Limited
1 Dockray Place
London
NW1 8QH

Registered number of holder, for example company number, charity number (where applicable)

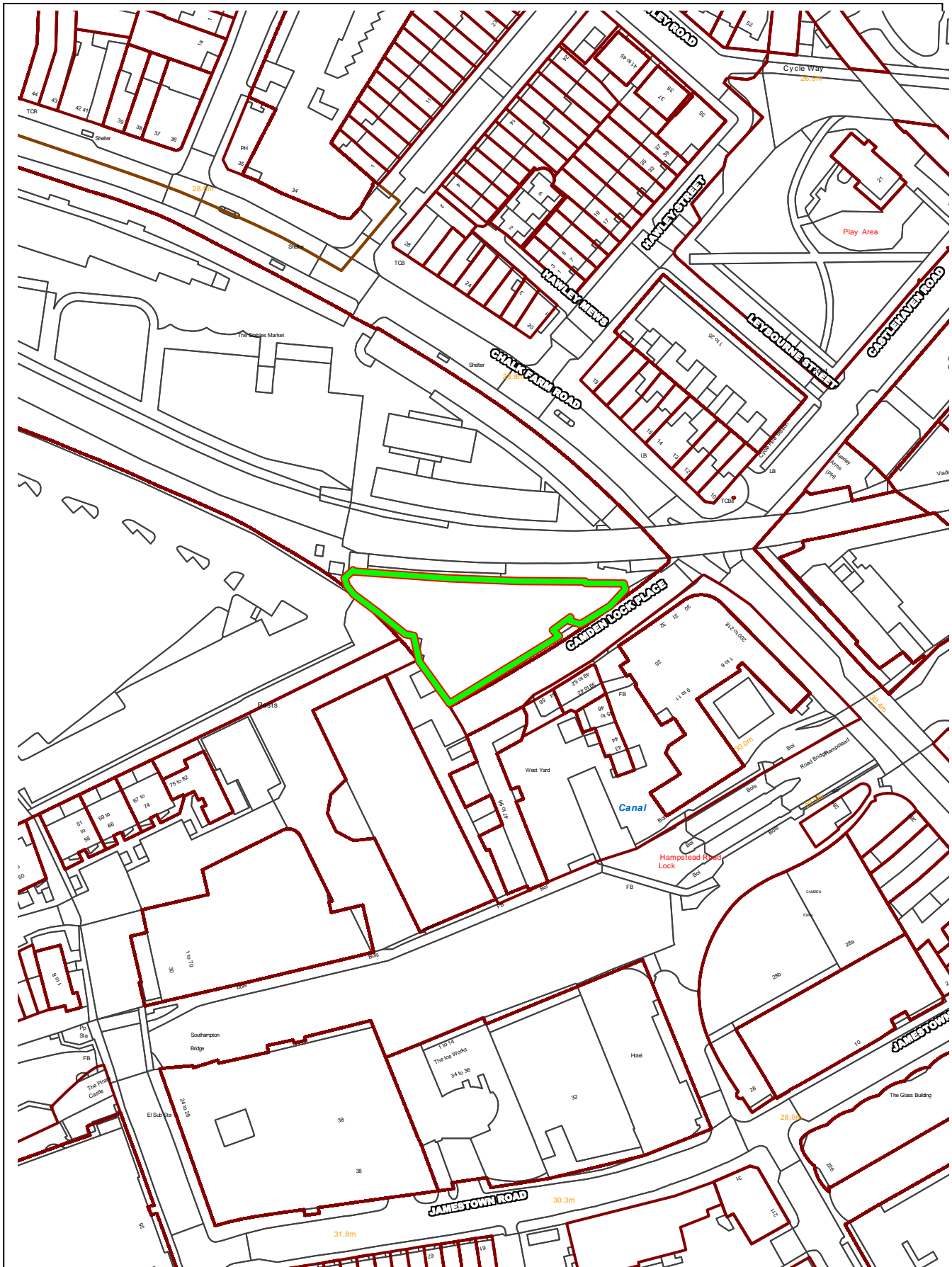
09307488

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Liam O'Hare

State whether access to the premises by children is restricted or prohibited

N/A



Application No: 2023/3560/P

**Basement Building C “Triangle Building”
Stables Market
Camden Lock Place
London
NW1 8AB**

**Scale:
1:1527**

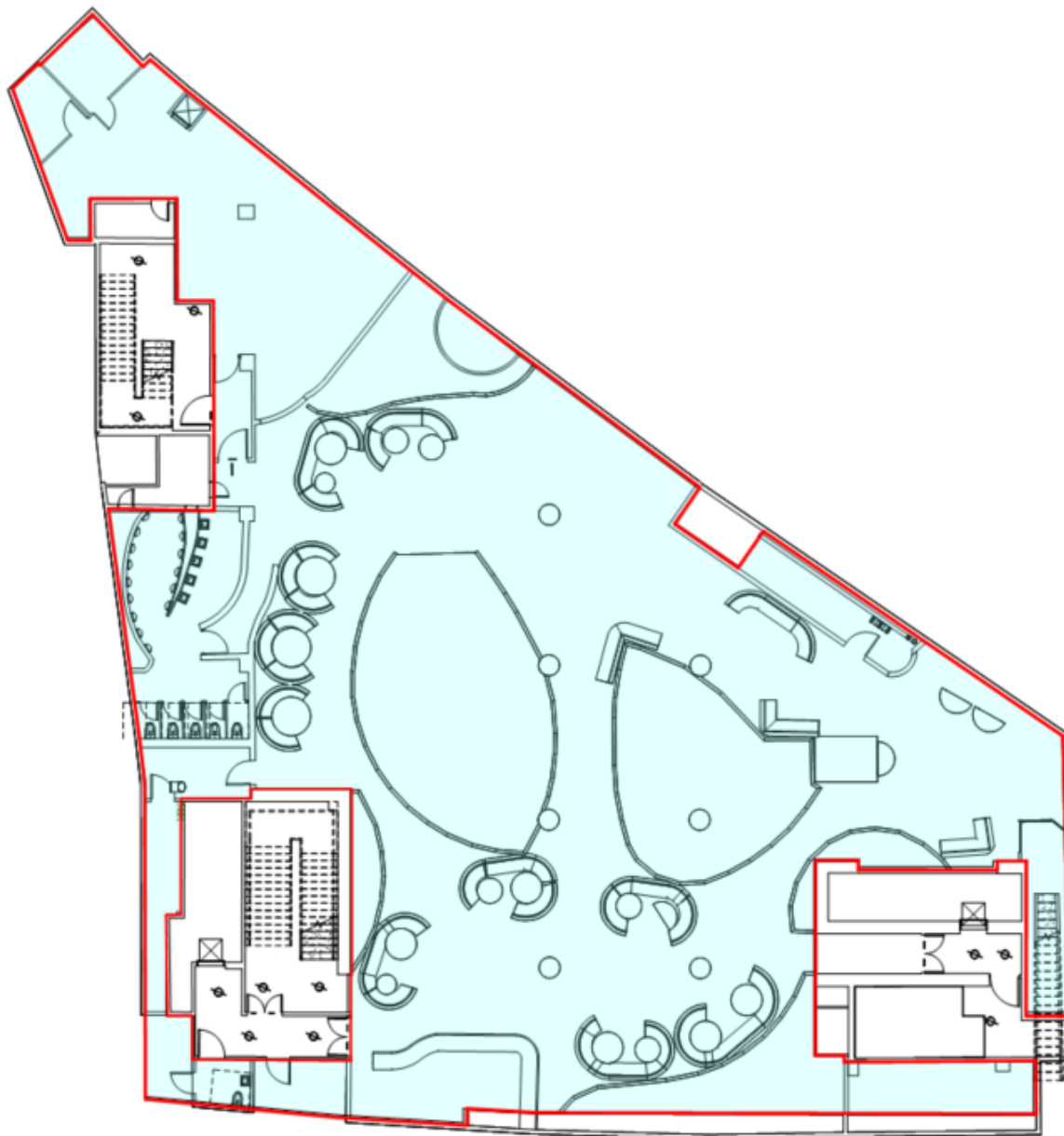
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5-Oct-23**

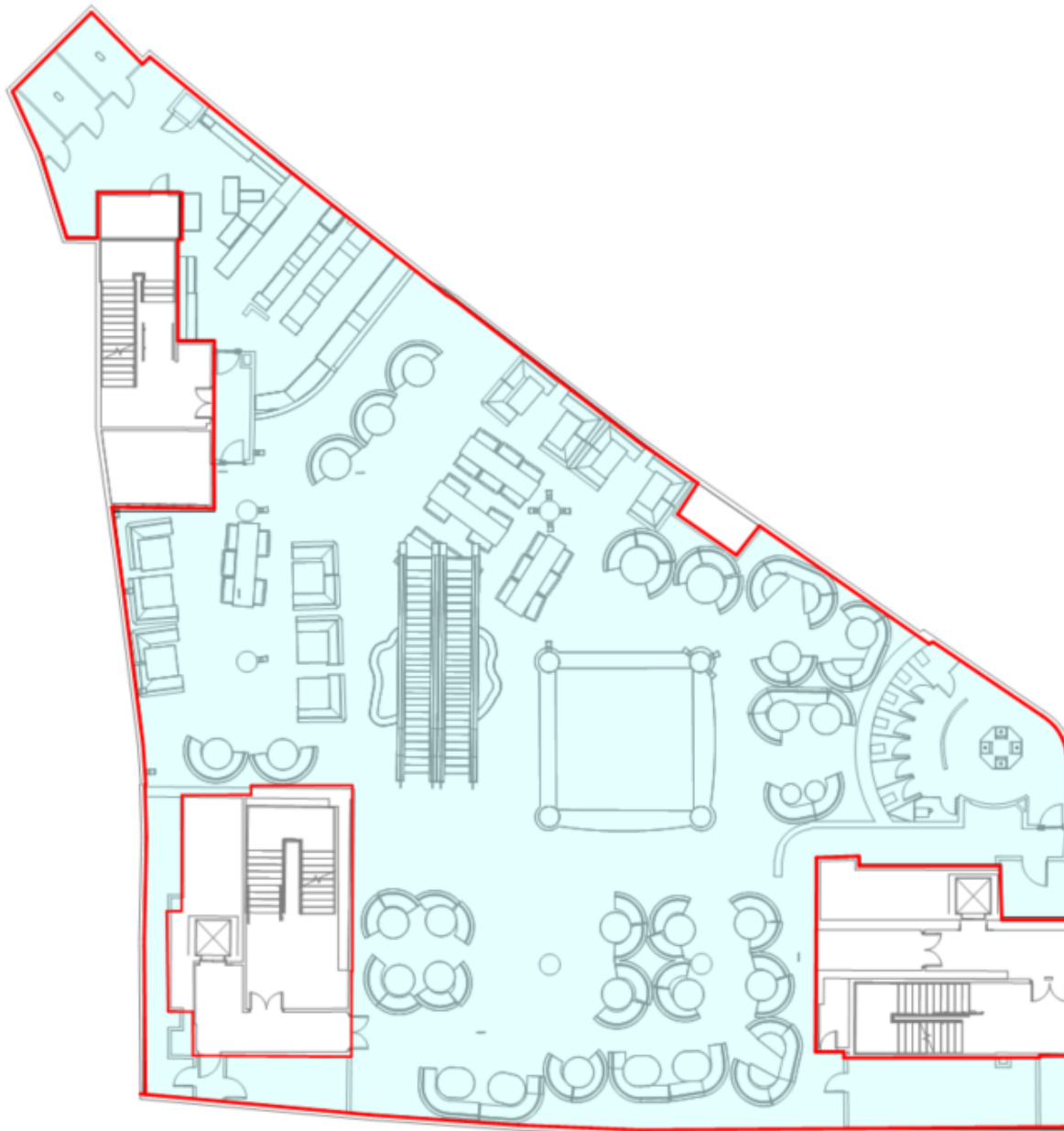


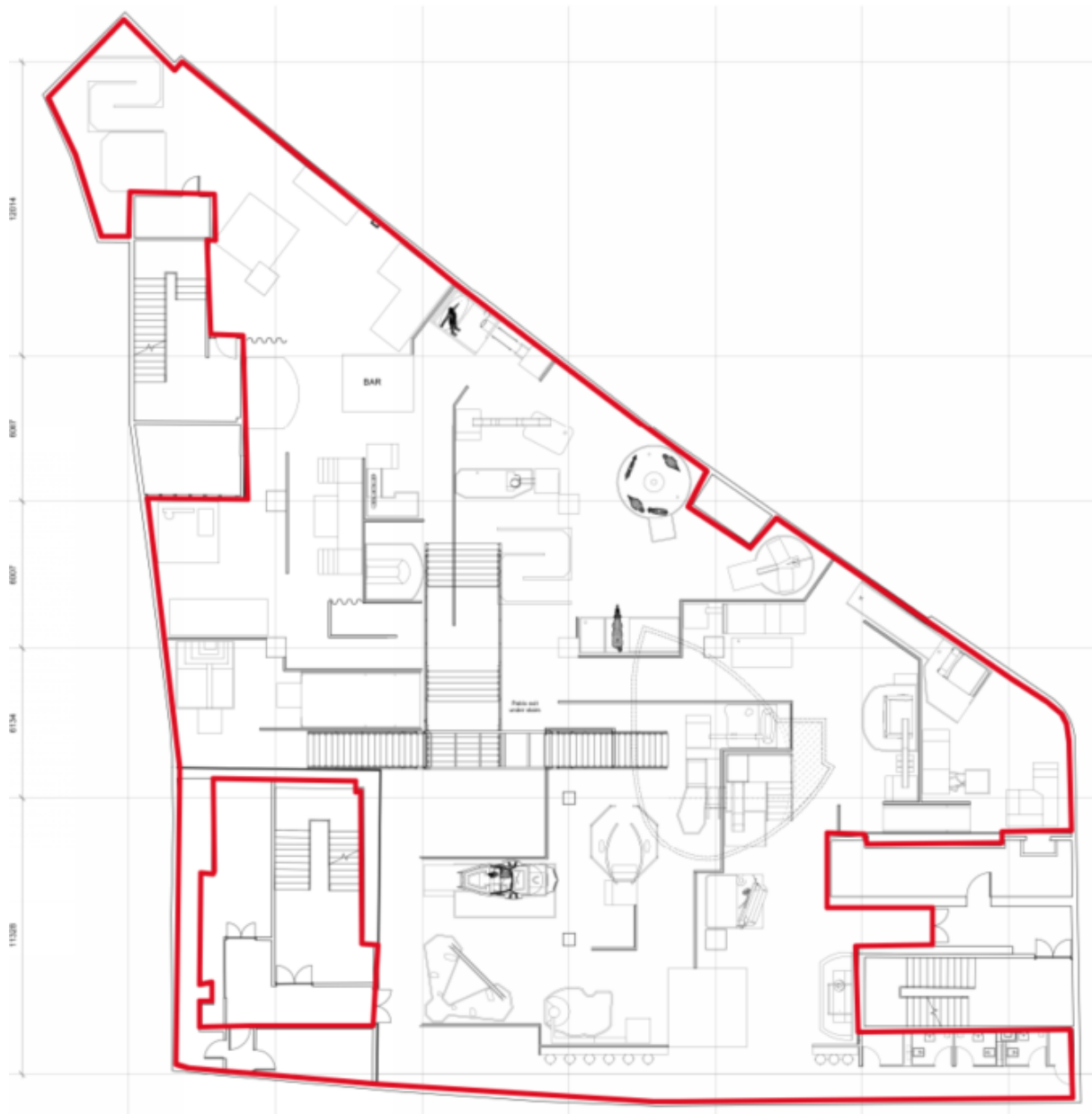
















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