

Address:	Lower Basement and Upper Basement of the Atrium Building Stables Market London Camden NW1 8AH		1
Application Number(s):	2025/1454/P	Officer: Laura Dorbeck	
Ward:	Camden Town		
Date Received:	02/04/2025		
Proposal:	Use of the Site as interactive entertainment and immersive experience with ancillary events (Sui Generis)		
Background Papers, Supporting Documents and Drawing Numbers: Existing Drawings: ATR_LP rev A, ATR_BS01 rev A, ATR_BS02 rev A, ATR_BS03 rev A, ATR_BS04 rev A. Proposed Drawings: ATR_BS05 rev A, ATR_BS06 rev A Documents: Covering letter reference NFD/BWA/J10115, Estimated occupancy report, Sustainability Statement by Scotch Partners rev 01 dated 31/03/2025, Air Quality Assessment AS/MTW/GM13805/LET-001v.2 dated 31 March 2025, Operating Schedule by The Viking Planet (UK) Ltd., BREEAM part 4 assessment by Scotch Partners.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement			
Applicant:		Agent:	
Camden Market Estate Holdings Limited C/O Agent		Newmark 1 Fitzroy Place 6 Mortimer Street 6 Mortimer Street London W1T 3JJ United Kingdom	

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)

Sui Generis	Interactive entertainment including a combination of immersive theatre and team challenges	3,476	0	-3,476
Sui Generis	Interactive entertainment and immersive experience with ancillary events	0	3,476	+3,476
Total	All uses	3,476	3,476	0

Parking details				
Type	Existing spaces	Proposed long stay	Proposed short stay	Difference
Car parking	0	0	0	0
Cycle parking (non-residential)	24	0	24	0

EXECUTIVE SUMMARY

- i) The application site relates to the lower and upper basement levels of the Atrium Building which is a more recent construction within the market, approved in 2006 and comprising two, four storey plus basement buildings constructed of steel with glazed infill panels. The site has until recently been in use for interactive entertainment, including immersive theatre and team challenges (Sui Generis) as the 'Tomb Raider Experience', with associated retail shop and bar.
- ii) The proposal is for the change of use to a similar interactive entertainment use with immersive experience and ancillary events (Sui Generis) for 'Viking Planet'. The use would comprise virtual reality experiences, a digital Viking museum, and ancillary souvenir shop and bar. Permission is needed for this change of use because they are both Sui Generis (not falling within a use class) and although similar, are considered to be materially different in planning terms.
- iii) The proposed use would be similar in its character and impacts as the previous consent at the site and would protect and enhance the role and unique character of Camden Town Centre, contributing to the variety, vibrancy and choice within the markets for residents and visitors. The proposed use would not cause harm to the character, function, vitality and viability of the Town Centre or Stables Market, and as such, is considered appropriate in this location.
- iv) The development does not involve any external alterations or extensions. As such, it would not impact the character or appearance of the host building, wider markets, or this part of the Regents Canal Conservation Area.
- v) Because of the location below ground, the staggered entry and departure times, the entertainment style use with limited space to congregate post-event, the potential disturbance arising from the proposed use and from customers entering

and vacating the site is considered to be limited. Although the proposed refreshment area would serve alcohol, the predominant use of the site would be the entertainment function and the proposed bar area would be an ancillary element of this. As such, it is not considered to alter the character of the markets or unduly impact neighbouring amenity.

- vi) Subject to the suggested conditions and obligations including an Operation Management Plan secured by legal agreement, officers are satisfied the proposed development would be operated without resulting in harmful disturbance to residential neighbours.
- vii) As such, the proposed development complies with the development plan as a whole and is recommended for approval.

OFFICER REPORT

Reason for Referral to Committee:

Change of use resulting in provision of more than 1,000sqm of non-residential floorspace (Clause 3(ii)).

1. SITE AND BACKGROUND

Designations

1.1 The following are the most relevant designations or constraints:

Designation	Details
Town Centre (TC)	Camden Town
Conservation Area	Regents Canal
Business Improvement District	Camden Town
PTAL (Public transport accessibility)	6a
Underground development constraints and considerations	Slope stability

Table 1 - Site designations and constraints

Description

1.2 The application site covers an area of approximately 0.19 hectares (1946sqm). The site is located within Stables Market, which fronts Chalk Farm Road and is bounded by Camden Lock Place to the east and the Regent's Canal to the south. Stables Market is located with the Regent's Canal Conservation Area and includes a number of listed buildings and structures, including the grade II* listed Horse Hospital directly in front of the site, as well as buildings which make a positive contribution to the character and appearance of the conservation area.

1.3 The Atrium Building was approved in 2006 and comprises two four storey plus basement buildings with a central elliptical feature. The buildings are steel framed with glazed infill panels. The original planning consent approved a range of uses including retail (Class A1 at the time of consent), food & drink (Class A3 at the time of consent), offices (Class B1a at the time of consent), workshop/studio units (Class B1c at the time of consent), warehousing/storage (Class B8) and exhibition space (Class D1 at the time of consent). Classes A1, A3 and B1 have since been amalgamated into a new planning use class, Class E which provides flexibility to switch between uses of this nature without the need for planning permission. Class D1 was split out and replaced by the new Classes E(e-f) and F1 (community and learning).



Figure 1 – The existing site

- 1.4 The application site comprises the upper and lower basement levels of the Atrium Building which was originally specified as Class B8 (Storage or Distribution) use but has most recently been in use for interactive entertainment purposes as a 'Tomb Raider experience' which includes a combination of immersive theatre and team challenges (Sui Generis). The use also included an ancillary retail shop and bar.
- 1.5 The wider markets comprise a mix of uses including market retail, food and beverage and restaurant uses, leisure uses and employment floorspace. The nearest residential use is located opposite the site to the upper floors of the properties on the north side of Chalk Farm Road.
- 1.6 The application site is located in the Camden Town Centre and has an excellent Public Transport Accessibility Level (PTAL) of 6a. The nearest London Underground Stations are Camden Town which is located approximately 380m to the south, Chalk Farm Road which is 480m to the north west and Camden Road Overground Station which is located 650sqm to the east. Numerous bus routes serve Chalk Farm Road.

2. THE PROPOSAL

- 2.1 The proposal is for the use of the upper and lower basement levels as an interactive entertainment and immersive experience with ancillary events (Sui Generis). The site would be operated by The Viking Planet (UK) and would include a digital Viking museum alongside Viking virtual reality experiences, a souvenir shop and a separate bar area. The proposed use is very similar to the existing use, but as they are both Sui Generis (not falling within a Use Class), planning permission is required for any material change.
- 2.2 No external works are proposed as part of the proposals.

3. RELEVANT HISTORY

The site

- 3.1 **2022/5286/P** - Retention of the Atrium Building as constructed (building erected under implementation of planning permission granted 11/10/06 (ref.2006/3182/P)) and use as retail and restaurant (Class E) and markets (Sui Generis) at ground floor and Class E at upper ground to 3rd floor. Granted subject to S106 legal agreement 04/08/2023.
- 3.2 **2020/5876/P** - Use of the site for interactive entertainment which includes a combination of immersive theatre and team challenges (sui generis). Granted subject to S106 legal agreement 13/04/2022.
- 3.3 **2006/3182/P** - Demolition of existing temporary buildings and partial demolition of arches for 11,564.5sqm mixed use redevelopment comprising two new 4 storey plus basement buildings (Buildings A and B) to accommodate a mix of uses including retail (Class A1), food & drink (Class A3), offices (Class B1a), workshop/studio units (Class B1c), warehousing/storage (Class B8), exhibition space (Class D1). Creation of new pedestrian access route together with opening up and re-facing of existing arches to the rear of the site and the creation of retail (Class A1) floorspace within the exposed arches. Granted subject to S106 legal agreement 11/10/2006.
- 3.4 **PEX0200404** – Amendments to PE9800576R2 comprising the relocation of various approved uses elsewhere within the site. Granted on 04/11/2003.
- 3.5 **PE9800576R2** - Refurbishment of existing buildings and the construction of two new buildings, referred to as Buildings A/B and Building C, to accommodate retail (A1); food and drink (A3), business (B1); exhibition space (D1); a dual business/exhibition space (B1/D1); leisure (D2) together with ancillary storage Planning permissions and listed building consent granted 26/04/2001.

The area

Horse Hospital

- 3.6 **2025/0903/P** - Use of the first floor for live music, drinking establishment, exhibition, events and immersive theatre space (Sui Generis). Recommendation to grant planning permission, pending signing of S106 agreement.
- 3.7 **2020/4731/P** – Use of the first floor as an immersive theatre space, drinking establishment with ancillary events (sui generis). Planning permission granted subject to S106 agreement 24/11/2021.

- 3.8 **2020/4732/P** - Use of the ground floor as restaurant and drinking establishment space with ancillary events (sui generis). Planning permission granted subject to conditions 11/03/2021.
- 3.9 **2020/5793/P & 2020/5850/L** - Installation of canopy structure across the terrace at first floor level, new plant equipment enclosure, flooring, lighting, planters, signage and all other associated works. Use of the terrace as a restaurant and drinking establishment (sui generis). Planning permission and Listed Building Consent granted subject to S106 agreement 26/05/2023.

The 99s, Stables Market

- 3.10 **2025/0674/P & 2025/0695/L** - Change of use of first floor from market retail (Class E) to immersive music experience and drinking establishment (sui generis) for two years. Recommendation to grant planning permission, pending signing of S106 agreement.

4. **CONSULTATION**

Local groups

Regents Canal Conservation Area Advisory Committee (CAAC)

- 4.1 No response received

Adjoining occupiers

- 4.2 Three sites notice were displayed adjacent to the building and on Chalk Farm Road. The notices were displayed on 18/04/2025 until 12/05/2025 and the application was advertised in the local paper on 24/04/2025 (expiring 18/05/2025).
- 4.3 No responses were received.

5. **POLICY**

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

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

London Plan 2021 (LP)

[SD6 Town centres and high streets](#)

[SD7 Town centres: development principles and Development Plan Documents](#)

[D11 Safety, security and resilience to emergency](#)

[D12 Fire safety](#)

[D14 Noise](#)

[SI 1 Improving air quality](#)

[SI 2 Minimising greenhouse gas emissions](#)

[SI 4 Managing heat risk](#)

[SI 5 Water infrastructure](#)

[SI 12 Flood risk management](#)
[SI 13 Sustainable drainage](#)
[T4 Assessing and mitigating transport impacts](#)
[T5 Cycling](#)
[T6 Car parking](#)
[T6.4 Hotel and leisure uses parking](#)
[T7 Deliveries, servicing and construction](#)

London Plan Guidance (LPG)

[Accessible London SPG](#)
[Air quality neutral LPG](#)
[Be Seen energy monitoring LPG](#)
[Circular economy statements LPG](#)
[Energy Planning Guidance](#)
[Whole life carbon LPG](#)
[Sustainable Transport, Walking and Cycling](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)
[Policy C5 Safety and security](#)
[Policy C6 Access for all](#)
[Policy E3 Tourism](#)
[Policy A1 Managing the impact of development](#)
[Policy A4 Noise and vibration](#)
[Policy CC1 Climate change mitigation](#)
[Policy CC2 Adapting to climate change](#)
[Policy CC3 Water and flooding](#)
[Policy CC4 Air quality](#)
[Policy CC5 Waste](#)
[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 T4 Sustainable movement of goods and materials](#)
[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Access for All CPG - March 2019](#)
[Air Quality - January 2021](#)
[Amenity - January 2021](#)
[Community uses, leisure and pubs - January 2021](#)
[Developer Contribution CPG - March 2019](#)
[Energy efficiency and adaptation - January 2021](#)
[Town centres and retail - January 2021](#)
[Transport - January 2021](#)

[Water and flooding CPG - March 2019](#)

Other guidance:

Regents Canal [Conservation Area Statement](#) (2008)

Draft Camden Local Plan (DCLP)

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation.

The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closed on Friday 27 June 2025.

The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

6. ASSESSMENT

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

7	Land use
8	Design & Heritage
9	Impact on neighbouring amenity
10	Energy & Sustainability
11	Air Quality
12	Flood Risk & Drainage
13	Biodiversity Net Gain
14	Transport
15	Refuse & Recycling
16	Community Infrastructure Levy (CIL)
17	Conclusion
18	Recommendations
19	Legal comments
20	Planning Conditions

7. LAND USE

Proposed entertainment use (Sui Generis)

- 7.1 The most recent use of the site (granted on 13th April 2022 under reference 2020/5876/P) was also for entertainment use in the form of a Tomb Raider themed escape room experience, where participants were guided through a set and completed a variety of activities. The use included an ancillary, themed retail area and admissions office at the entrance at upper basement level, with the remainder of the space used for the entertainment experience and a refreshment / bar area.
- 7.2 The application site is located within Stables Market in Camden Town Centre where Policy TC2 (Camden's centres and other shopping areas) seeks to promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors. The policy aims to protect and enhance the role and unique character of each of Camden's centres; 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.
- 7.3 Policy TC4 (Town centre uses) seeks to ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. In doing so, the Council will consider the effect of development on shopping provision and the character of the centre in which it is located; and the cumulative impact of food, drink and entertainment uses, taking into account the number and distribution of existing uses.
- 7.4 Policy TC6 (Markets) seeks to promote and protect markets in Camden by resisting the permanent loss of market uses unless comparable replacement provision is made or there is no demand for continued market use. The Council will take into account the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.
- 7.5 The development would provide a similar entertainment use to the previous use, and would be operated by The Viking Planet (Uk) Ltd. The upper basement level would be used to provide a free room virtual reality (VR) experience combined with individual VR game booths, and the lower basement level would host 'The Viking Planet', a digital Viking Museum with a broad presentation of Viking life, myths and stories presented through digital solutions like VR, 270-degree movie, touch screens etc. A souvenir shop and bar area would also be provided, as per the previous consent.

- 7.6 The previous occupier the Tomb Raider Experience has already ceased trading, so there would be no impact on existing independent business or traders, and the development would not result in the loss of any existing market or retail uses. There would be limited impact on the character of the markets.
- 7.7 Given the acceptability of the previous use and the similarities in the proposals, the proposed entertainment use is considered an appropriate town centre use in this basement location, which would attract locals and tourists to this part of the markets whilst contributing to the overall function, vitality and viability of the markets. As such, the proposals are acceptable and in accordance with policies TC2, TC4 and TC6.

8. DESIGN AND HERITAGE

- 8.1 The proposals involve only the change of use to the basement of a modern building within the markets. The development does not involve any external alterations or extensions. There are no proposed changes to the supporting structure of the building and all of the sets within it are capable of being removed. Should any external alterations be required in the future then these would be the subject of a separate application, as required. The entertainment use is consistent with and supplements the character of the markets.
- 8.2 As such, the development would not impact the character or appearance of the host building, wider markets, or this part of the Regents Canal Conservation Area, and would be in accordance with policies D1 and D2 of the Camden Local Plan.
- 8.3 The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the setting and special interest of adjacent listed buildings.

9. IMPACT ON NEIGHBOURING AMENITY

- 9.1 CLP 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.
- 9.2 The proposals do not include any external alterations or extensions and as such, would not increase opportunities for overlooking of neighbouring residential properties or impact their outlook, daylight or sunlight. The principal consideration is therefore the potential impact of noise and

disturbance arising from the use itself and from customers entering and leaving the premises.

- 9.3 The nearest residential properties and noise-sensitive receptors are located to the north of the site to the upper floors of the Chalk Farm Road properties. Given the location of the site below ground, away from the entrance of the markets, and at a distance of over 45m from the residential properties, there would be limited noise disturbance arising from the use itself. Nevertheless, it is suggested that permission is granted subject to a condition requiring any music played at the site to not be audible from adjoining neighbouring residential properties (condition 3).
- 9.4 An Operating Schedule has been submitted with the application prepared by The Viking Planet Ltd which provides further details of the proposed use and operation management details. It notes that both the upper and lower atrium and the shop/bar area will be open for both individual visitors and group bookings throughout the year. The venue will also be accessible for corporate and private events as well as school groups. The museum has previous experience of managing group bookings, and schools will be expected to liaise with the museum in advance so that group bookings can be managed appropriately. Although guests will be able to purchase tickets online ahead of time, there will also be opportunity to purchase on the door. However, it is anticipated that most tickets will be pre-booked, and this will be a requirement for group bookings.
- 9.5 The proposed opening hours are 9am to 1am Mondays to Sundays. These hours are slightly later than the previous Tomb Raider Experience which was open from 9am to 11pm, but a 01.00am closing time would be in keeping with similar nighttime and entertainment uses in Camden Town and the markets. The hours of use shall be secured by condition (condition 4).
- 9.6 The maximum capacity for the site is estimated to be 600 people including employees, but the final capacity will be determined by the applicant's independent fire risk assessor, and it is not expected that there will be 600 people in the building at any one time. The applicant estimates that it is likely that there will be between 500-700 visitors a day, so assuming an average of 600 people spread over 10 hours a day where the use is likely to be at its busiest, this would be approximately 60 people on site per hour. These are similar numbers to those previously approved as part of the Tomb Raider experience (estimated 64 customers on site at any one time).
- 9.7 The venue will be overseen by a management team consisting of 3-4 full time employees (general manager, operational manager and shop/bar manager). On site there will be a team of individual duty managers for each space during all operational hours. The management team will have an onsite office. In addition, it is anticipated that around 8-10 duty staff will be

on shift during operational hours, comprising visitor service staff, box office staff, bar staff and floor staff.

- 9.8 It is anticipated that visitors will stay approximately 1.5 hours at the site, and arrival and departure will be via the main gates to the markets on Chalk Farm Road. Information on the website will encourage people to visit via Chalk Farm Road and Camden Road overground stations.
- 9.9 Because of the location below ground, the staggered entry and departure times, the entertainment style use with limited space to congregate post-event, the potential disturbance arising from customers entering and vacating the site is considered to be limited. Although the proposed refreshment area would serve alcohol, the predominant use of the site would be the entertainment function and the bar area would be an ancillary element of this. As such, it is not considered to alter the character of the markets or unduly impact neighbouring amenity and the proposals are therefore considered to accord with policy A1 of the Local Plan.
- 9.10 Given the submitted Operation Schedule is only in a draft form, it is recommended that planning permission is approved subject to a S106 agreement securing a full Operation Management Plan which must demonstrate coordination with other operators in the markets and consider the cumulative impact of the approved nighttime uses. It is considered appropriate to secure it via S106 as it will be a live document that will allow for review and modification as appropriate.

10. SUSTAINABILITY AND ENERGY

- 10.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.
- 10.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.
- 10.3 Policy CC2 of the Local Plan requires all development to achieve BREEAM 'Excellent' for major non-residential floorspace. Following submission of the application, the tenant has confirmed that the space will not be heated or cooled, as was the case with the previous 2021 Tomb Raider applications. During the assessment of that application, it was considered that due to the very limited works being undertaken for the change of use, Parts 1, 2 and 3 of the of the BREEAM Refurbishment & Fit out Assessment would no longer be applicable. Only Part 4 applied which relates to interior design and is the

responsibility of the tenant. Additionally, the proposals are for a change of use only and will not result in additional floor area. Subsequently, it was considered that the policy requirement for BREEAM was not applicable to that application, and that approach was confirmed by the Council's Senior Sustainability Officer.

- 10.4 The applicant's Sustainability consultants Scotch and Partners have confirmed that both the current proposals and the previous application are for refurbishment only, and the existing building is a 'non-exempt low energy building', and the relevant compliance requirements have not meaningfully changed since the time of the previous application. Nevertheless, a preliminary BREEAM assessment has been carried out which notes that the baseline score for the building is currently at 72.39% (a BREEAM Excellent rating), and this overall target is expected to be maintained.
- 10.5 Policy CC1 requires major development to be net zero-carbon, and to secure a minimum on-site reduction of 35% in regulated CO2 emissions below the maximum threshold allowed under Part L of the Building Regulations 2013. As the space will not be heated or cooled by the tenant, and the change of use is exempt from Building Regulations Part L, this policy is not considered applicable. Nevertheless, given the limited extent of the proposed works, the development will have a limited carbon impact. The applicant has also confirmed that as the internal design progresses, they will seek to choose materials and components with reduced embodied carbon and low environmental impact.

11. AIR QUALITY

- 11.1 The development is located in an area of poor air quality. Whilst the public exposure is expected to be short term and the annual national objectives do not apply, consideration should be made to the workers and the intention of families to spend more than one hour in the location. As such, the location of the inlets for the MVHR should be away from busy roads, other sources of pollution and as close to roof level as possible.
- 11.2 As the development involves a change of use to an existing building with no external alterations, any new internal ventilation works to the lower floors will connect to the existing ventilation system and air inlets. A condition was attached to the previous consent requiring full details of the mechanical ventilation system including air inlet locations and the details were found to be acceptable, with the existing air inlets located away from busy roads and boiler flues and as close to roof level as possible. As such, it is not considered necessary to re-condition these details as what is in place is acceptable and no changes are proposed to them. Compliance with the previously approved details shall be secured by condition 6.

- 11.3 The proposals are considered to be Air Quality Neutral as there is no new heating plant and no car parking proposed, in accordance with policy CC4 requirements. All construction works will take place internally with suitable site-specific mitigation measures, and therefore the residual effect of the construction phase on dust and air quality will be 'not significant'.

12. FLOOD RISK AND DRAINAGE

- 12.1 The development plan (Local Plan policy CC3 and London Plan policies SI12 and SI13) seeks to ensure development does not increase flood risk, reducing the risk of flooding where possible.
- 12.2 Parts of the site are located in areas with a high risk of surface water flooding, especially near to the main entrance to the site. The site is also located within an area with a number of incidents of sewer surcharge flooding. Therefore, a Flood Risk Assessment and details of flooding protection are required to ensure there is no flooding to any part of the buildings.
- 12.3 A Flood Risk Assessment was submitted with the application which was prepared by Ove Arup & Partners Ltd. The proposals do not involve any external alterations and there are no proposed alterations to the drainage serving the site. It is anticipated that the foul flows from the existing site will not increase and will therefore not impact the load imposed on the drainage network.
- 12.4 Although much of the site is at low risk of surface water flooding, there is a small area of high flood risk to the western end of the site and to the north east corner where the entrance steps from ground down to basement level are located. This is where surface water would be able enter the basement levels. Although there are drainage channels located along the steps and at the basement entrance thresholds, the capacity and condition of this drainage is unknown.
- 12.5 Historic flood events show a relatively high number of sewer flood incidents in the local area, suggesting a possible capacity issue in the sewer network. if there was a sewer flood in the section of Chalk Farm Road near the north entrance to the Stables Market, there is potential for floodwater to pond at a low point along the north entrance threshold. Without more details of the capacity of onsite drainage, the report considers the risk of sewer flooding to be medium.
- 12.6 The FRA also notes that around the perimeter of the stairwell, the paving immediately to the south, west and partially along the north includes upstands preventing surface water from the pavement running onto the steps below. On the north side of the stairwell, which only has a partial upstand, there may be potential for surface water runoff from a steep sloping walkway

along the northern edge of the Stables Market to discharge onto the steps due to the topography.

- 12.7 Therefore, given the potential risk of flooding from surface water and sewer flooding, the report suggests that mitigation measures such as temporary barriers across the top of the steps to prevent ingress of floodwater to the basement should be considered.
- 12.8 Given the proposals do not involve any external alterations and the proposed use would be very similar to the existing, it is not considered that the proposals would impact or increase the existing flood risk at the site. Nevertheless, given part of the site is at a higher risk of surface water flooding, it is recommended that details of any necessary mitigation measures and a Flood Risk Emergency Plan shall be secured by condition (conditions 7 and 8).

13. BIODIVERSITY NET GAIN

- 13.1 Biodiversity net gain (BNG) is an approach to development that requires new developments to result in a measurable increase in biodiversity compared to the pre-development baseline. However, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.
- 13.2 In this case, the development does not trigger the requirement for BNG because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

14. TRANSPORT

Cycle Parking

- 14.1 Local Plan Policy T1 requires developments to sufficiently provide for the needs of cyclists in accordance with London Plan standards. For sui generis uses, the guidance advises that the standard for the most similar use should be applied.
- 14.2 It is noted that eight Sheffield stands (16 spaces) were recently secured as part of the previous permission alongside an existing four stands (eight spaces), and it is therefore considered unnecessary to secure any further cycle parking against this development as there is no increase in floor area. The retention of these cycle parking spaces shall be secured by condition (condition 5).

Car / coach parking

- 14.3 Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport in the borough. Policy T2 seeks to limit the availability of car parking and requires all new developments in the borough to be car-free.
- 14.4 The venue is expected to attract visitors from across London, the UK and overseas, the majority of whom will be visiting other attractions in the Camden Town area at the same time. As such, there is not expected to be any significant increase in passenger numbers on the local public transport network.
- 14.5 Nevertheless, given that the experience is likely to appeal to school groups (and other groups), the development shall be secured as coach party free by Section 106 Agreement. There are no coach parking facilities in the immediate area and it is important to prevent coaches from travelling to and from the site and parking in the nearby surrounding residential streets. Hence the need for this obligation.
- 14.6 In accordance with Policy T2 of the Camden Local Plan, the development shall also be secured as Business parking permit (car) free by means of the Section 106 Agreement. This will prevent the development from adding to existing on-street parking stress in the surrounding residential streets, whilst encouraging staff to travel by sustainable modes of transport such as walking, cycling and public transport.

Deliveries and servicing

- 14.7 Deliveries and servicing of the site will take place as per the rest of the market. There is a loading bay on Chalk Farm Road in close proximity to the site which can be used for this purpose. Given that this is a change of use application, with no significant increase in servicing expected, it is considered that a Servicing Management Plan is not required for this development.

Travel plan

- 14.8 The Council's Transport Officer has confirmed that there is no requirement for a Travel Plan for this particular development because staff and visitors will have no alternative to travel to the site other than by public transport (or walk or cycle if they live more closely) given the lack of on-site parking or parking available within the surrounding streets (which are largely double yellow lines, or resident's parking only until 11pm).

15. REFUSE & RECYCLING

- 15.1 Camden Local Plan policy CC5 (Waste) and Camden Planning Guidance (Design) are relevant with regards to waste and recycling storage and seek

to ensure that appropriate storage for waste and recyclables is provided in all developments.

- 15.2 The proposed use as an immersive entertainment experience is likely to generate little waste and refuse. Any waste generated is likely to arise predominantly from the ancillary retail and refreshment areas which would be easily accommodated within the existing waste disposal arrangements.

16. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 16.1 The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule.
- 16.2 The proposal would not be liable for either the Mayor of London's CIL2 (MCIL2) or Camden's CIL as there is no net increase in floorspace or creation of residential units.

17. CONCLUSION

- 17.1 In conclusion, the proposed use is considered appropriate in this town centre location. It would be similar in its offering and impact to the most recently approved use at the site, and would preserve and enhance the vitality, function and viability of the Stables Market and Camden Town Centre. The development does not involve any external alterations and as such, would not cause harm to the character and appearance of the building, the wider markets or the Regents Canal conservation area. Subject to the suggested conditions and obligations including an Operation Management Plan secured by legal agreement, the proposed development would be operated without resulting in harmful disturbance to residential neighbours. As such, the proposed development is considered acceptable and in accordance with policies TC2, TC4, TC6, D1, D2, A1, A4 and T1.

18. RECOMMENDATION

- 18.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:
- Car / coach free
 - Operation Management Plan

19. LEGAL COMMENTS

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

20. CONDITIONS

Standard conditions

1 Time limit

The development hereby permitted must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

ATR_BS05 rev A, ATR_BS06 rev A, Sustainability Statement by Scotch Partners rev 01 dated 31/03/2025, Air Quality Assessment AS/MTW/GM13805/LET-001v.2 dated 31 March 2025, BREEAM part 4 assessment by Scotch Partners.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Noise breakout

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

4 Operating hours

The use hereby permitted shall not be carried out outside the following times: 09:00am to 01:00am the following day, Mondays to Sundays. All staff and customers must have vacated the premises by 01:00am.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2, TC4 of the London Borough of Camden Local Plan 2017.

5 Cycle parking

Cycle storage for at least 16 cycles shall be made available for the development hereby approved prior to use and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

6 Mechanical ventilation

Any required mechanical ventilation including air inlets shall be installed in accordance with the details approved under reference 2022/1747/P on 07/06/2022 and permanently retained and maintained as such.

Reason: To protect the amenity of residents, workers and visitors in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

7 Flood Risk Emergency Plan

Prior to commencement of use, a Flood Risk Emergency Plan should be prepared in accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance and submitted to the Local Planning Authority and approved in writing.

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

8 Flood risk mitigation measures

Prior to commencement of use, details of necessary mitigation measures from surface water flooding and sewer flooding demonstrating that there would be no flooding to any part of the building shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

21. INFORMATIVES

1	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
2	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).
3	All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's

	<p>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>
4	<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 & 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>
5	<p>Biodiversity Net Gain (BNG) Informative (1/3):</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.</p> <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p>

	Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
6	<p>Biodiversity Net Gain (BNG) Informative (2/3):</p> <p>+ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ol style="list-style-type: none"> 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: <ul style="list-style-type: none"> - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application. - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).
7	<p>Biodiversity Net Gain (BNG) Informative (3/3):</p> <p>+ Irreplaceable habitat:</p> <p>If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can</p>

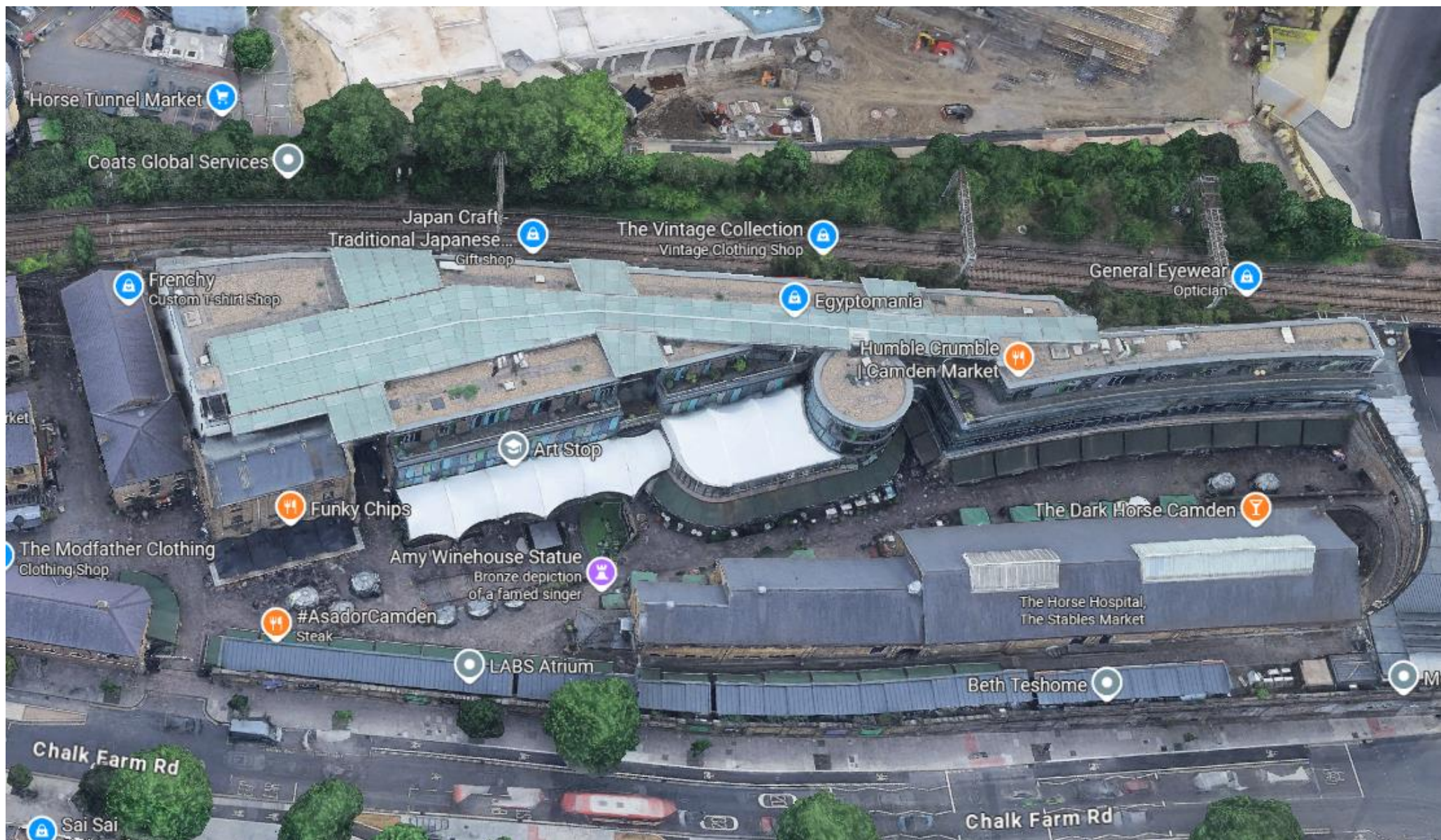
only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

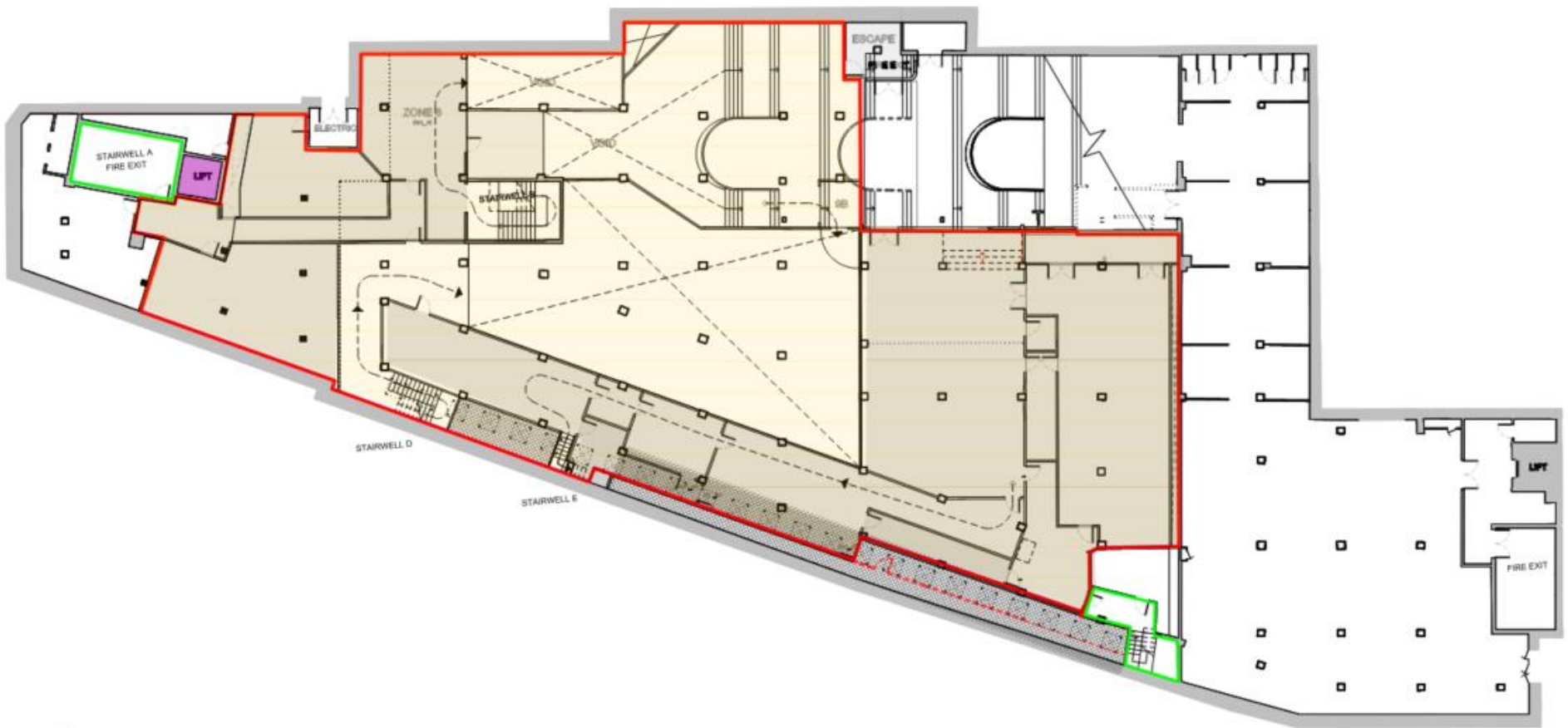
+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.





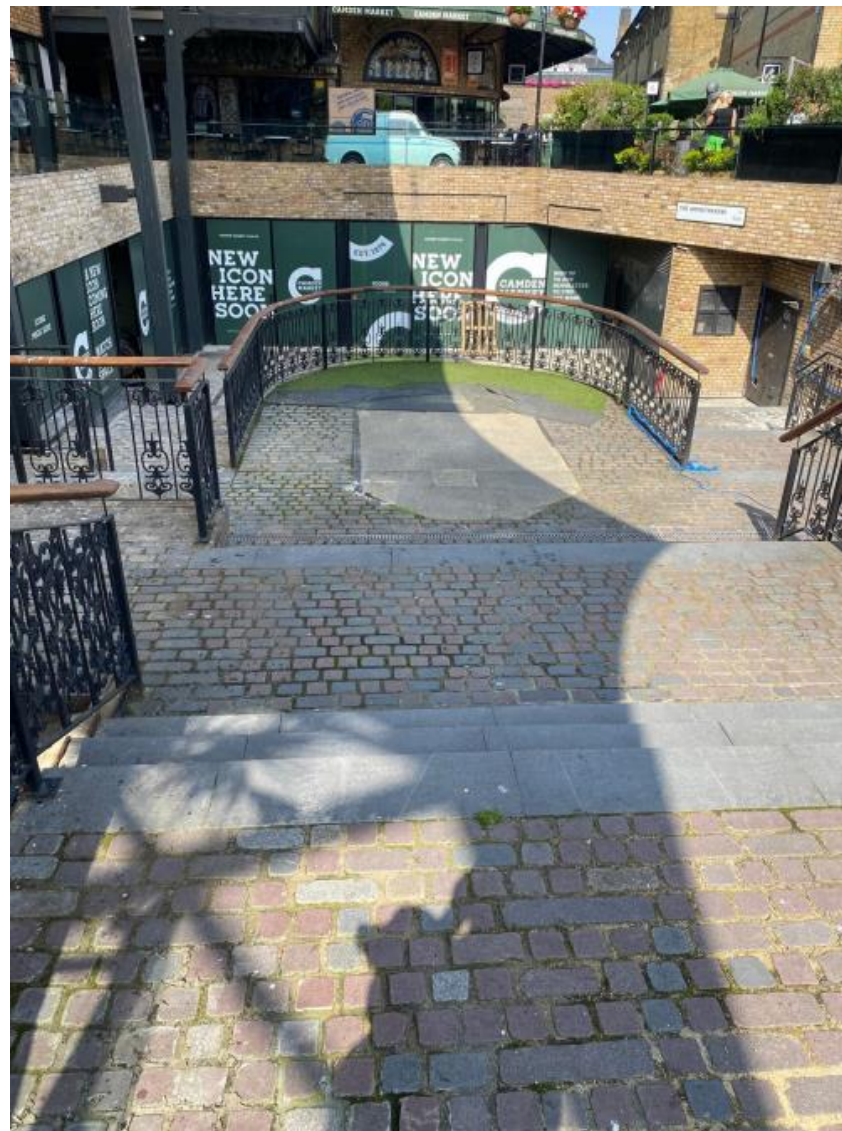
01 ATRIUM UPPER BASEMENT
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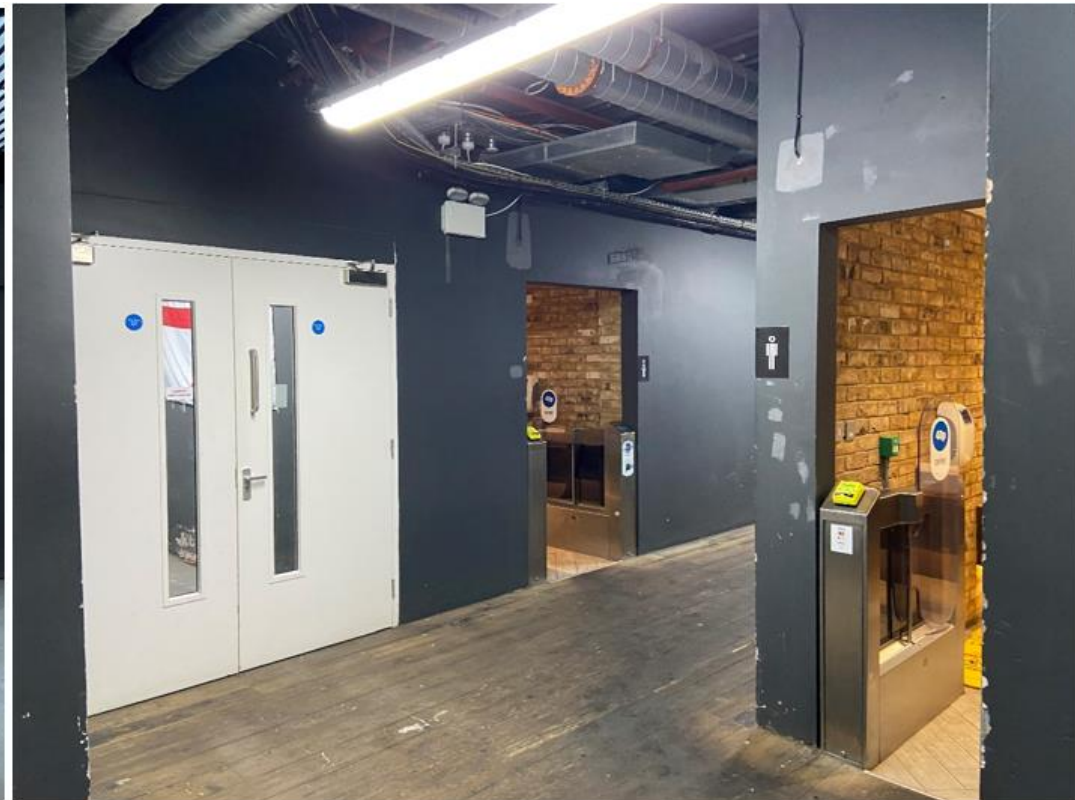
01 ATRIUM LOWER BASEMENT
SCALE: 1:200







Lift entrance from ground floor



Lift arrival view at basement level