

Application ref: 2020/5793/P
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Date: 26 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Andrew Jackson
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Horse Hospital
The Stables Market
Chalk Farm Road
London
NW1 8AH**

Proposal: 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).

Drawing Nos: Existing drawings: 152_X_00_01 rev P3, 152_X_00_11 rev P3, 152_X_01_01 rev P3, 152_X_02_01 rev P3, 152_X_02_02 rev P3, 152_X_03_01 rev P3, 152_X_03_02 rev P3, 152_X_03_03 rev P3.

Demolition drawings: 152_D_01_01 rev P4, 152_D_02_01 rev P3, 152_D_02_02 rev P3.

Proposed drawings: 152_A_00_01 rev P5, 152_A_00_01 rev P5, 152_A_01_01 rev P8, 152_A_01_02 rev P7, 152_A_02_01 rev P5, 152_A_02_02 rev P6, 152_A_02_03 rev P5, 152_A_02_04 rev P6, 152_A_03_01 rev P5, 152_A_00_01 rev P5, 152_A_03_02 rev P5, 152_A_03_03 rev P5, 152_A_03_04 rev P6, 152_A_03_05 rev P6, 152_A_07_01 rev P6, 152_A_07_02 rev P6, 152_A_07_03 rev P5, 152_A_07_04 rev P6, 152_A_07_05 rev P6, 152_A_07_06 rev P5, 152_A_07_07 rev P5, 152_A_07_08 rev P5, 152_A_07_09 rev P5, 152_A_07_10 rev P5, 152_A_07_11 rev P5, 152_A_07_12 rev P5, PL/101, ME.01 rev C, ME.02 rev C, ME.03 rev B, ME.04 rev

B.

Supporting documents: Design and Access Statement ref: 152_DOC18_10; Horse Hospital Material Palette; Design response ref: 152_DOC20_v1; Heritage Statement; Structural Engineering Statement dated 1st December 2020; Horse Hospital Rooftop Terrace Signage dated April 2021; Entrance Signage North Yard dated April 2021; Lighting Strategy; Noise Impact Assessment ref: 20110972r1 dated 3rd December 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

152_A_00_01 rev P5, 152_A_00_01 rev P5, 152_A_01_01 rev P8, 152_A_01_02 rev P7, 152_A_02_01 rev P5, 152_A_02_02 rev P6, 152_A_02_03 rev P5, 152_A_02_04 rev P6, 152_A_03_01 rev P5, 152_A_00_01 rev P5, 152_A_03_02 rev P5, 152_A_03_03 rev P5, 152_A_03_04 rev P6, 152_A_03_05 rev P6, 152_A_07_01 rev P6, 152_A_07_02 rev P6, 152_A_07_03 rev P5, 152_A_07_04 rev P6, 152_A_07_05 rev P6, 152_A_07_06 rev P5, 152_A_07_07 rev P5, 152_A_07_08 rev P5, 152_A_07_09 rev P5, 152_A_07_10 rev P5, 152_A_07_11 rev P5, 152_A_07_12 rev P5, PL/101, ME.01 rev C, ME.02 rev C, ME.03 rev B, ME.04 rev B.

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site), including, but not limited to: acoustic wall, retractable blinds, glazed roof, and galvanised steel structure.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of

the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the relevant works, full details of proposed landscaping including a scheme of maintenance shall have been submitted to and approved by the local planning authority in writing.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The use hereby permitted shall not be carried out outside the following times: 08:00 to 00:00.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

- 6 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.

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.

- 7 A sound limiting device shall be installed, set and locked at a level agreed in writing by the Council prior to the commencement of use of the terrace hereby approved.

The sound limiting device shall be permanently retained in accordance with the approved details thereafter.

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.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 9 Lighting must be in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Obtrusive Light'. No external lighting shall be switched on until details have been submitted and approved for measures to prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Approved details shall be implemented prior to use of any external illumination and shall thereafter be permanently retained and maintained in accordance with the details.

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

- 10 All retractable blinds must remain open at all times outside of opening hours except for maintenance and during adverse weather conditions.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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)

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.

- 4 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.
- 5 This permission is granted without prejudice to the necessity of obtaining separate planning permission for any necessary plant and equipment required by the use hereby approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer