

Application ref: 2024/2687/L  
Contact: Catherine Bond  
Tel: 020 7974 2669  
Email: Catherine.Bond@camden.gov.uk  
Date: 28 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Labtech London Limited  
LABS Dockray  
1-7 Dockray Place  
London  
NW1 8QH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**93-94 The Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

#### **Proposal:**

Creation of ambulant WC and replacement of central counter in Units 93-94 of Horse Hospital.

Drawing Nos: Horse Hospital Location Plan; 101 Rev A1; 102 Rev A1; 103 Rev A1; 104 Rev A1; 105 Rev A1; 106 Rev A1; 301 Rev A1; 302 Rev A1; 303 Rev A1; 304 Rev A1; 305 Rev A1; 306 Rev A1; 10A Rev A1; Heritage Statement June 2024; Design & Access Statement May 2023;

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

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Horse Hospital Location Plan; 101 Rev A1; 102 Rev A1; 103 Rev A1; 104 Rev A1; 105 Rev A1; 106 Rev A1; 301 Rev A1; 302 Rev A1; 303 Rev A1; 304 Rev A1; 305 Rev A1; 306 Rev A1; 10A Rev A1; Heritage Statement June 2024; Design & Access Statement May 2023;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The application site is the grade II\* listed Horse Hospital building originating from 1882-83, which is situated in Stables Market within the Regent's Canal Conservation Area. The application is for works affecting Units 93-94 on the lower level of the building which form one large unit currently in restaurant use as a cheese bar.

The application seeks listed building consent for the creation of an ambulant WC and the replacement of the central counter and associated fittings within the existing ground-floor fit-out.

The proposed WC enclosure will be constructed from stud partitions independent of the historic brick walls of the listed building, with all plumbing connected to existing service runs. The works to the main dining space comprise the installation of a new central counter, booth seating and a bar. The counter will incorporate a conveyor belt for serving customers and a sink for handwashing which will be connected to a drainage point serving the existing counter. All fittings will be fixed to the existing modern suspended floor, with no direct impacts on the historic floor structure.

The works subject of this application are reversible interventions in keeping with the internal character of the Horse Hospital, and therefore cause no harm the special interest of the grade II\* listed building.

Public consultation was undertaken by placement of a press notice and site notice, and no responses were received. Historic England was consulted, whereby a response was issued on 24 July 2024 (and authorised by the Secretary of State on 1 August 2024), authorising the London Borough of Camden to determine this application as it sees fit. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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, 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.
- 5 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 6 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope  
Chief Planning Officer