

Application ref.

2025/0695/L

Site Address

The 99s The Stables Market Chalk Farm Road London NW1 8AH

Development Description

Internal alterations associated with change of use to immersive music experience and drinking establishment including new WCs.

Planning officer

Laura Dorbeck

Advisory committee

Regents Canal

Advisory committee

Please send your comments by:

2025-03-12T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Comment

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Dear Ms Dorbeck,

We have studied the application documents and inspected the site, and we have the following comments:

The undersigned made a survey of the building archaeology of these former stables units in 1975, before their acquisition by the Stables Market company. There have been changes under Stables Market ownership, particularly the careful removal of the original internal wall finishes of limewash partly overcoated by tar, the insertion of doorways connecting some units and the laying of level floorboards. The cleaning has irretrievably removed evidence of former wooden drinking troughs across the north and south walls, previously discernible from a local absence of limewash and tar. Those changes facilitated adaptation for beneficial reuse as commercial units and they should remain.

Otherwise, instructive original features of the building survive intact - the slated and close-boarded roof on king-post trusses, horse-lifting beams, suspension rings for stall dividers, top-opening cast-iron window frames and outward-opening stable half-doors.

The proposals should have virtually no permanent impact on the historic fabric and will allow public access to these hitherto privately occupied spaces. We commend the scheme.

Kind regards,

Malcolm Tucker,
Engineering Historian,

for RCCAAC

Do you want to attach any files?

No