

Delegated Report		Analysis sheet		Expiry Date:		04/02/2008	
		N/A / attached		Consultation Expiry Date:		18/02/2008	
Officer				Application Number(s)			
Thomas Smith				1. 2007/6228/P 2. 2007/5604/L			
Application Address				Drawing Numbers			
Horse Hospital Stanley Sidings Chalk Farm Road London NW1 8AH				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>1. Replacement of four first floors windows with louvres on the southern elevation.</p> <p>2. Installation of an internal ventilation and heating system including high level extract equipment and wall mounted heaters and replacement of four first floors windows with louvres on the southern elevation.</p>							
Recommendation(s):		1. Grant planning permission subject to conditions 2. Grant Listed Building Consent subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed – no response.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

These applications relate to the Grade II listed Horse Hospital within the Stables Market running parallel with Chalk Farm Road. The western part of the building dates from 1883, and internally there survives intact the timber and cast iron stabling partitions, stone setts, and cast iron columns, giving the building a robust, industrial character. The eastern section of the building dates from 1895, and retains timber roof trusses, and, in the middle room, stone setts. The easternmost room has a concrete floor, and the timber roof structure is in a state of disrepair.

The building previously housed an antiques market but is being converted into a mixed use comprising art gallery/exhibition space and bar (*Sui Generis*) at first floor level and part ground floor. It is located within the Camden Town Centre and the Regent's Canal Conservation Area.

Relevant History

Planning permission 2007/3365/P and listed building consent 2007/3366/L for replacement of windows with louvres, installation of toilet facilities, sound insulation and internal cladding together with other alterations in association with the change of use of the first floor and part of the ground floor (Unit 93) from retail use (Class A1) to a mixed use comprising art gallery/exhibition space and bar (*Sui Generis*) were granted in November 2007. These permissions are currently being implemented.

Relevant policies

Replacement UDP 2006

SD6, SD7, SD8, B1, B3, B6, B7

Camden Planning Guidance 2006

Regent's Canal CAS

Assessment

This application proposes the installation of new heating and ventilation internally and the replacement of 4 first floor windows with louvred openings to the southern elevation (facing into Stables Market).

Consideration

The principle of removing the glass but retaining the timber window frame and positioning a louvred air intake behind was accepted in the previous scheme. This application seeks 4 additional louvred openings on the same elevation. This is a relatively low proportion of the total number of windows so is not considered to have a harmful effect on the character of the building.

Heaters / silencers will be surface mounted internally. The silencers are large pieces of equipment but will still allow the architecture behind to be read, and represent a reversible intervention.

Ventilation fixing details have been submitted showing secondary fixings into the walls using resin fixings into the mortar course which is acceptable.

The building has a fairly robust industrial character, which will not be significantly diluted by the addition of these elements of air conditioning kit, as they will read as modern interventions, quite distinct from the architecture of the host building. Their installation will not harm any historic fabric, and they are fully reversible, should the building's use change in the future. The proposals are considered to be in line with local policy and PPG 15.

Although the ventilation equipment does not require planning permission, the replacement of windows with louvres does and this could potentially result in noise breakout. However, the louvres would be located well away from residential occupiers and a standard noise condition is adequate to prevent any significant noise disturbance.

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