

THE REGENT'S CANAL CONSERVATION AREA ADVISORY COMMITTEE
31 OVAL ROAD, CAMDEN TOWN, LONDON NW1 7EA

Chairman: Anthony Richardson

Please reply to: Anthony Richardson email: anthonyrichardson@arparchitects.co.uk Tel: 020 7485 0991

3111/03

By Post & Email: victoria.pound@camden.gov.uk

2nd October 2014

Victoria Pound
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Victoria

Application Refs: 2013/7891/P and 2013/8060/L
Stables Market Tack Room

The Regent's Canal Conservation Area Advisory Committee OBJECTS these applications.

When these applications were advertised in 2013, the RCCAA Committee made various observations which are still on your web page.

The proposals in this added application are completely different. It really should be a new application.

The comments below apply to this new material – on the services alterations and the new glazed canopies.

1. The details are for new elements of building not applied for on the stated registered date.
2. Extensive new works on buildings and areas not previously covered are now included.
3. Documents originally submitted have been removed from the site so there is no record of the original application to which our original comments apply.
4. The new 'Design Access (and Heritage) Statement' is in substance an apology for the compliance of the application with national and local planning policy. It says very little about the impact on the heritage asset of the proposed work and does not demonstrate the employment of appropriate expertise in assessing the impact of the proposals as required by NPPF.

3111/03
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5. Under 2013/8060/L: The English Heritage letters dated March 2014 of advice do not relate to this document at all, hence English Heritage have not properly directed the Council.

The Services

It is impossible to assess the heritage impact of these proposals by optima B.E.S. Ltd because there is little or no physical or surface architectural detail, no sample pictures of light fittings and no details of the treatment of wall surfaces and granite setts following the alterations. We consider that fuller architectural details are required.

Tack Room Building / Glazed Canopies

These will be a permanent, continuous addition to the exposed elevation.

At the moment, the elevations are degraded by inappropriate additions and alterations. The original proposals for the conservation and repair of the elevations would have resulted in a clear view of this simple industrial elevation. The proposed brackets and glass will obscure that view and will damage the visitor experience. The purpose of these canopies is to create a covered market, more usual traditional shopping centres and contrary experience and spirit of Stables Market visitors.

The proposals are contrary to the intentions of the National Planning Policy Framework Para. 131. They do not add to the viability of the heritage asset and do not make a positive contribution to conservation of or economic vitality of the market.

The proposals are contrary to Camden's Local Development Plan Policy DP25 (b) and to the Conservation Area Management Plan.

Yours sincerely

Anthony Richardson
Chairman, The Regent's Canal Conservation Area Advisory Committee

cc: RCCAA Committee
English Heritage, London office
Catherine Bond, Principal Planner (Conservation and Heritage) LB Camden