



**STABLES MARKET  
PROVENDER STORE**

**DESIGN AND ACCESS  
AND  
HERITAGE STATEMENT**

**Windows, loading doors & canopies**

**JULY 2015**

**Prepared for  
Stanley Sidings**

**by**



**Stephen Levrant Heritage Architecture Ltd  
62 British Grove, Chiswick, London W4 2NL  
T: 020 8748 5501 F: 8748 4492**

**Stables Market: Provender Store – Design and Access and Heritage Statement**

All Rights reserved.

Copyright © Stephen Levrant Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Stephen Levrant Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any means whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Stephen Levrant Heritage Architecture Ltd.

Document production © Stephen Levrant Heritage Architecture Ltd 2015.

Issued July 2015

Stephen Levrant Heritage Architecture Ltd is a Limited Liability Partnership registered in England, number Registered in England 3053944 • VAT GB656883581.

Registered office 62 British Grove, London, W4 2NL

## CONTENTS

1	INTRODUCTION.....	4	4.2	Layout.....	12
1.1	Reference to other documentation.....	4	4.3	Use.....	12
1.2	Planning Policy Guidance and Legislation .....	5	4.4	Scale.....	12
2	Summary of Proposals.....	5	4.5	Landscape and Context .....	12
2.1	CONTEXT .....	6	4.6	Appearance.....	12
2.2	Regents Canal Conservation area .....	6	4.7	Access .....	12
2.3	Setting .....	7	4.8	Neighbour Amenity Issues.....	12
2.4	Historical Background.....	8	5	IMPACT ASSESSMENT OF THE PROPOSALS .	12
3	ASSESSMENT OF SIGNIFICANCE.....	9	6	NPPF CONSIDERATIONS .....	13
3.1	The Provender Store .....	9	7	LOCAL PLANNING POLICY.....	14
3.2	Assessment of Significance Criteria.....	10	8	CONCLUSION.....	14
4	DESIGN AND ACCESS STATEMENT .....	11		APPENDIX I LISTED BUILDING DESCRIPTION .....	16
4.1	Description.....	11			

## 1 INTRODUCTION

### Executive Summary

This Design and Access and Heritage Statement has been prepared as supporting documentation for the application for Planning and Listed Building Consent for proposed alterations to the Provender Store (Building B). The building is Grade II listed and is located within The Stables Market, Chalk Farm Road, London NW1 8AH.

The proposed works comprise the replacement and repair of windows and loading doors to the east, west, north and south elevations to generally match those remaining from the earlier periods. Glass canopies with steel support frames are proposed over the retail unit entrances of the north and south elevations in order to provide shelter for the retail items for sale/on display and to shelter the market's visitors.

The Provender Store is in the Heritage at Risk Register, which replaced the Buildings at Risk Register on July 8th, 2008. It is registered as Category D in the priority ranking. Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority. Buildings in category D are assessed as suffering 'Slow decay; solution agreed but not yet implemented' (English Heritage, HAR 2013, p. XVI).

The designs have been prepared by and with the input of the Project Team who are:

Client: Stanley Sidings Limited

Local Authority: London Borough of Camden

Planning Consultants: Gerald Eve

Structural Engineers: Walsh Group

Heritage Architects: Stephen Levrant Heritage Architecture

In addition, we would like to thank The Regent's Canal Conservation Area Advisory Committee and especially Mr Malcolm Tucker for making available their valuable knowledge and providing advice throughout the design development of proposals.

### 1.1 Reference to other documentation

This document should be read in conjunction with:

Scheme drawings prepared by Stephen Levrant Heritage Architecture Ltd., May 2013.

**B-WE&NE-Ref** - reference numbers and north and west elevations as existing and as proposed

**B-SE&EE-Ref** - reference numbers and east and south elevations as existing and as proposed

**B-LP** – Location plan

**B-WP-01** – Window details - sheet 1

**B-WP-02** – Window details – sheet 2

**B-WP-03** – Window details – sheet 3

**B-WP-04** – Window details – sheet 4

**B-WP-05** – Window details – sheet 5

**B-WP-06** – Proposed loading doors – type 1

**B-WP-07** – Proposed loading doors – type 2

**B-WP-08** – Proposed loading doors – type 3

**B-WP-09** – Proposed loading doors – type 4

**B-Ca-01** – Proposed north & west canopies

**B-Ca-02** – Proposed south & east canopies

**B-Ca-03** – Proposed canopy details

## 1.2 Planning Policy Guidance and Legislation

The assessment of the listed building and conservation area has been prepared taking into account the information contained in:

- NPPF National Planning Policy Framework, 27 March 2012.
- Planning practice guidance for the National Planning Policy Framework and the planning system. , 12 June 2014.
- Conservation principles, policies and guidance for the sustainable management of the historic environment, EH, April 2008.
- The Setting of Heritage Assets: English Heritage Guidance, October 2011.
- BS 7913:1998 Guide to the Principles of the Conservation of Historic Buildings.
- Understanding Place: Historic Area Assessments in a Planning and Development Context, EH, June 2010;
- Camden Development Policies 2010 – 2025, Local Development Framework
- Local Development Framework - Camden Core Strategy 2010 – 2025

## 2 Summary of Proposals

The alterations to the Grade II Listed Provender Store comprise the following proposed works:

### North elevation:

- Windows N-W01 to N-W06 to be replaced with windows to

match existing historical: N-W07

- Central pivot in window N-W10 at second floor level to be reinstated to match existing: N-W07
- Central panel to be reinstated in the ground floor lunette windows: N-W28, N-W30, N-W31, N-W33, N-W34, N-W35, N-W36, N-W39, N-W40, N-W42, to match N-W37.
- Modern brickwork to be removed from N-W38. New window to be fitted to match N-W37.
- Windows N-W13 – N-W19 and N-W25 & N-W27 to be reinstated to match N-W22.
- Loading doors N-D02, N-D08, N-D09, N-D04, N-D10, N-D05 are to be replaced according to drawings: B-WP-06, B-WP-07, B-WP-08, B-WP-09.
- Loading doors N-D01, N-D07, N-D03, N-D11, N-D06 are to be retained and repaired.
- Glass canopies with steel support frames are proposed over the retail unit entrances.

### South elevation:

- Central panel to be reinstated in thirteen of the eighteen lunette windows at ground floor level: S-W39, S-W40, S-W45, S-W46, S-W47, S-W49, S-W50, S-W51, S-W52, S-W53.
- Windows S-W28 – S-W34 and S-W36 to be reinstated to match S-W27.
- S-W10 to S-W13 and S-W15 to S-W18 at second floor level to be reinstated to match S-W01
- S-W14 to be reinstated to match S-W01. Lintel to be replaced to match other existing at second floor level.
- Glass canopies with steel support frames are proposed over

the retail unit entrances.

**East Elevation:**

- Lunette windows to be reinstated: E-W01 and E-W02 to match N-W37.

**West Elevation:**

- Lunette windows to be reinstated: W-W03 and W-W04 to match N-W37.

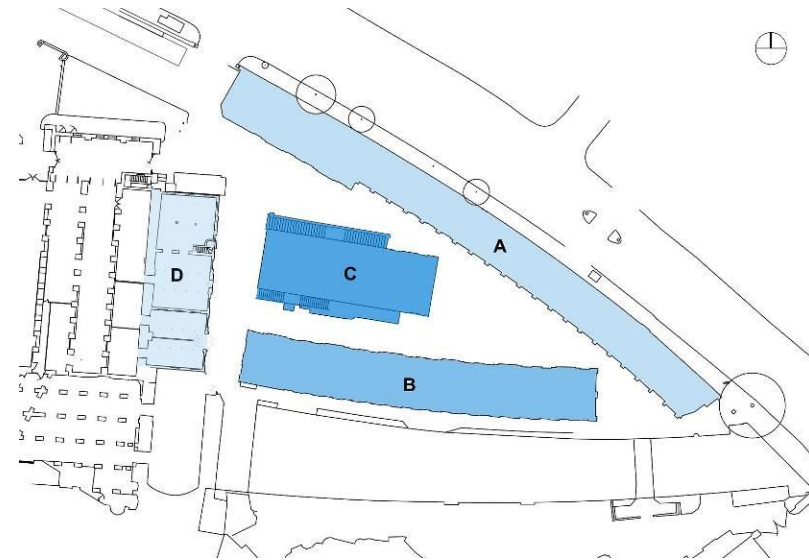
**2.1 CONTEXT**

**Location:**

Provender Store is located within the northwest corner of Regent's Canal Conservation Area of the London Borough of Camden. Built in 1856, it was originally an early example of stabling for the working horse, with hay lofts. Since then, the building has undergone numerous alterations to the original openings at all levels and elevations.

Built in 1855-1870, it's an early example of stabling for the working house with hay lofts.

The Stables Market is bounded by Chalk Farm Road to the north; Juniper Crescent to the west; Camden Lock Place to the east; and the railway viaduct to the south (Fig. 2).



**Figure 1 Stables Market - Listed group of buildings, subject site Building B**

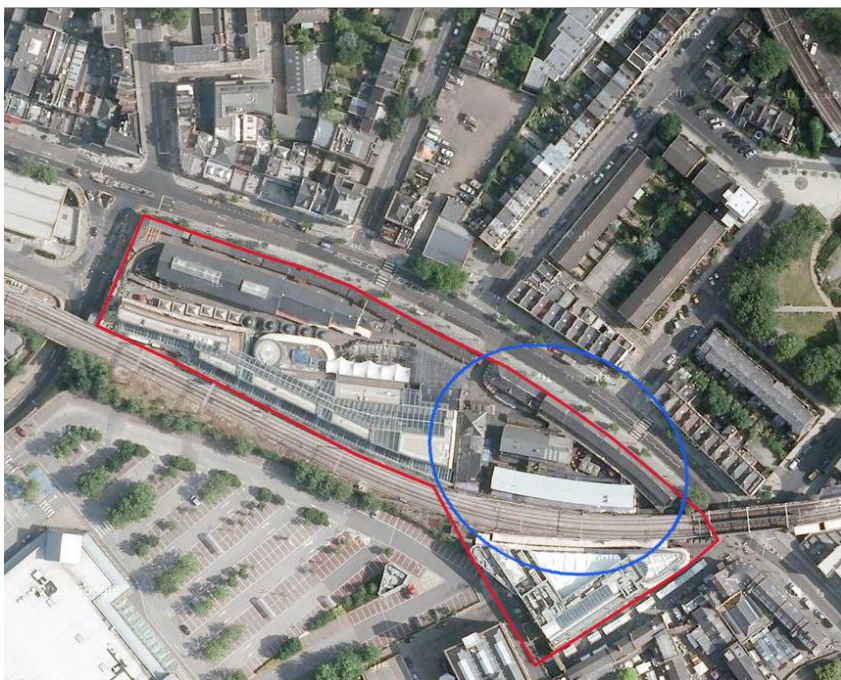
**2.2 Regent's Canal Conservation area**

Regent's Canal Conservation Area was originally designated in 1974 and subsequently extended in 1981 to include the Stanley Sidings and the Stable Buildings. The conservation area was designated due to its unique character. *"It is an important feature of historic and visual interest in the wider townscape and, following the decline of traditional canal-related commercial activities, has been increasingly recognized as a valuable resource for water-based leisure activities, for its tranquil seclusion, for its ecological value and its potential for transportation and informal recreation"*.

Many of the industrial buildings and structures are fine examples of industrial brickwork, illustrating styles of engineering construction characteristics of the 19th and early 20th centuries and using various



types of brick, some produced in London and others brought in by the railways from their respective regions. Cast iron and wrought iron are also represented on the site.



**Figure 2 The Stables Market shown in red line; the stable range circled in blue.**

### 2.3 Setting

The National Planning Policy Framework (NPPF) defines 'setting of a heritage asset' as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or

negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF, Annex 2: Glossary, p.52)

The Setting of Heritage Assets: English Heritage Guidance 2011, highlights para 114 of the NPPF: 'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration [...]' (NPPF, para 114).

The site partly falls within Regent's Canal Conservation Area, a heritage corridor of unique character, but the elements which contribute towards the neighbourhood identity, are not necessarily confined to the conservation area or other boundaries.

The character of the environs developed over the years and, today largely derives from the presence of four distinct but interrelated elements: Regent's Canal, Chalk Farm Road, the Railway viaduct and the market activities.

Chalk Farm Road is the principal thoroughfare of the area. The sequence of diverse views along Chalk Farm Road, defined by the built form and the curve of the road, prevents long distance views.

The built environment is defined on the east side by 19th century terraced buildings which have shops, café, and restaurants at the ground floor; and on the West side by predominant structures, such as the Roundhouse, the 'Camden Wall' and the railway bridge, which come into view on a northerly progression.

The Roundhouse is a major focus point, almost providing a gateway to the area from the north.

The 'Camden Wall' confers to Chalk Farm Road a sense of continuity and calmness with its regular progression of openings, but it is also a distinct barrier with its non-active frontage. A strong change of character occurs behind the Stables Market gate, where the original industrial stables subject of this application, still remain. The market is enclosed

and separated from the public realm by the impenetrable wall.

The railway bridge, crossing diagonally across Chalk Farm Road, is not a simple barrier. It creates a visual break, emphasised by the traffic island and one-way traffic system. It also frames with its portal structure the view behind that change again in character. In fact, the buildings aligned on this stretch of the street have a narrow pavement establishing a different relationship with the street.

The immediate setting of the subject site is the larger Stables Market at the heart of the area widely known as Camden Market. The complex comprises the industrial horse stables and tightly enclosed courts leading off one another; their plan form being influenced by the horse towpath and stabling serving the vast railway goods yard and interchange traffic.

The redevelopment of the underused site after the decline of canal-related activities and the conversion of wharves for the craft markets in the 1970s, contributed greatly to the economic and physical regeneration of Camden and to the present character of the area.

The craft markets developed into one of London's top tourist attractions giving a new iconography to Camden. Today the place is mostly known for its famous market, restaurants, café and entertainment facilities but this was never part of any planned development policies.

This market attracts large numbers of Londoners and tourists because of the character, the goods on sale and the uniqueness of the location. Boat trips, walks along the canal, and watching the barges pass through the lock gates from the Dingwall's beer garden, are important parts of the attraction of the Camden Lock area. Sunday trading was permitted on this private site while disallowed in many places elsewhere, further contributing to its success.



Figure 3 The 'Camden Wall', Chalk Farm Road.

## 2.4 Historical Background

This complex of multi-storey stables, also known as Stanley Sidings, was developed by the London and North Western Railway Company (LNWR) from 1854. The horses stabled here supplied much of the power for the large LNWR goods yard at Chalk's Farm.

Bounded to the north by Chalk Farm Road (known as Hampstead Road before 1862), the triangular site was separated from the goods yard to the south by the viaducts of the North London Railway but was linked to it by underground tunnels.

A 22 acre site at Chalk Farm was acquired by the London and Birmingham Railway company soon after its formation, for a terminus and depot. When development began in 1835-37 it was as a goods



depot, linked to the Thames by the Regent's Canal and subsequently to the docks by the North London Railway, built in 1850-1.

In the 1840s and 1850s substantial buildings were constructed around the edge of the site, including the Southern Goods Shed, built in 1845 and rebuilt after a fire in 1857, and a goods shed north of the canal, replaced by the Interchange Warehouse in 1900-5.

Horses were required for a wide range of haulage duties in the yard as well as for distributing goods outside; others were needed for shunting locomotives. By 1849 some horses were being stabled.

The heart of Stables Market was previously a part of the Camden Goods Yard and a large area was occupied by warehousing for W.A.Gilbey's wines and spirits from the mid 19th century. The remaining buildings on the site comprise the stables for railway horses known as Stanley Sidings (completed in 1855 and raised in height in 1881 onwards), a later block of 1883-85, and the surviving bonded warehouse, Gibley's No.2 Bond, built c.1885.

The former stable buildings are generally of two and three storeys and finished in yellow stock brick with slate roofs. The stable complex comprises a series of tightly enclosed courts leading one into the other, their plan form influenced by the railway viaducts. The floor finishes are a rich collection of worn granite setts, which add greatly to the character of the spaces between buildings.

The four listed Stables Market buildings, namely buildings (also known as blocks) A Chalk Farm Stable, B Provender Stores, C Long Stable, and D Tack Room, were built between 1855-1870 after the demolition of Camden Goods Depot in 1854. These were one storey buildings with hay lofts. Original materials include yellow stock brick, slate and timber. Unfortunately none of the timber stairs on the site have been retained. As part of the stable expansion, in 1881 one storey was added to Tack Room and a bridge connection to Provender Store, however, the bridge was removed after 1975.

The site's use as market began in the 1970s commencing with small stalls located externally to the stable buildings. Gradually shop units and

canopies were added to the buildings and by the 1980s it was a fully-fledged market place.

### 3 ASSESSMENT OF SIGNIFICANCE

#### 3.1 The Provender Store

This long range backing onto the line of the North London Railway and shallowly curved accordingly was built in 1853-5 as a single storey stabling with hay lofts. In 1880-3 it was raised by the addition of two storeys replacing the hay lofts to provide extended provender storage.

The range is 18 bays long, in yellow stock brick. The ground floor stabling matches that of the rest of stable on site; the round-arched bays open to their heads with semi-circular stable windows grouped as threes with central entrances.

The first floor has round-headed windows, the second floor segmental heads. There were formerly external timber staircases giving access to the pitching holes of the hay lofts.

Near the eastern unit there was a link at first floor level with the gallery of Building A. The east gable end wall has been rebuilt in blue brick. The west gable end had a link to Building D at first floor level; only a timber beam remains.

The floors inserted in 1880-3 were evidently of iron construction with trussed beams; timber roof trusses were used. The upper floor and roof appear to have been replaced.

Note: From Royal Commission on Historical Monuments of England, Former London & North Western Railway Stables, Report by Peter Guillery, September 1995.



Figure 4 1976 Photograph of Provender Store north elevation

### 3.2 Assessment of Significance Criteria

As recommended by NPPF (March 2012) proposals for the alteration or redevelopment of listed building or buildings within a Conservation Area should be considered and be based on an understanding of the site's significance.

Paragraph 128 of NPPF states that '*In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance.*'

The criteria for the assessment of significance according to English Heritage's 'Conservation Principles' consists primarily of:

- Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;
- Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

The special interest of Provender Store in Camden Stables Market is established primarily its evidential, historical and communal value. With three other stable buildings, as a group, it enhances the historical significance of the site.

Its **evidential value is high** due to the surviving features preserving much evidence of its original operation; much of the historic fabric still remains and contributes greatly to the building's special interest and character. Many original windows have been replaced or altered throughout the building, however, this does not affect the legibility of the building's use as a stable. Many of the existing replaced windows were there when the building was listed in 1981.

Provender Store exhibits numerous features that display the building's historical value. More notable features include the building's surviving original fabric, its layout and the additional floors to provide space for provender and hay lofts. **Historical value is therefore medium.**

Although Provender Store is an exemplary Mid-Victorian stable building, it has little artistic or architectural merit. Its **aesthetic value is therefore low.**

Stables Market listed buildings have a **high communal value** as there is a strong sense of identity with the place, nurtured by the historical industrial use and later its use as a market. It is considered to have high communal value since it is a vivid representation of the history and development of the area. The fact that the building is still in use brings together past and present common uses by the community.



Figure 5 Provender Store: northwest corner in 1976

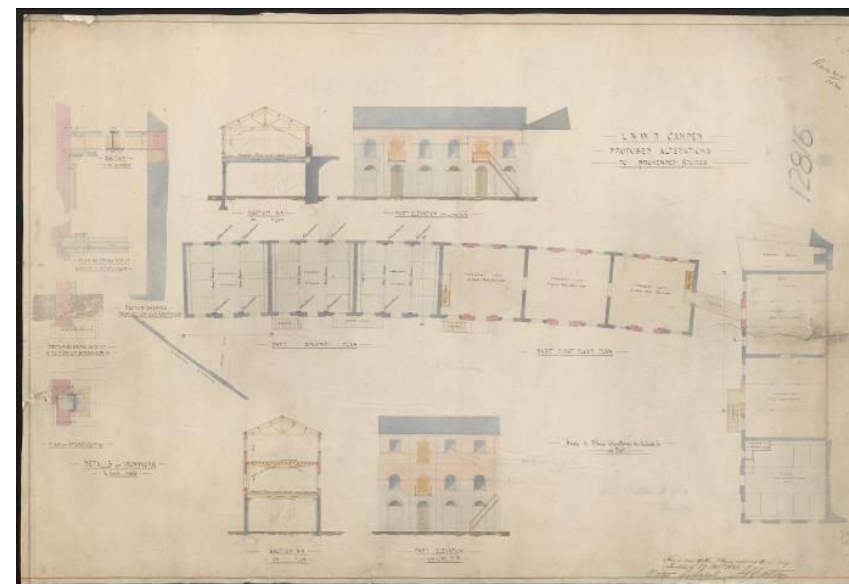


Figure 6 Proposed alterations to the Provender Store in 1880

#### 4 DESIGN AND ACCESS STATEMENT

The following paragraphs will briefly discuss the potential impact of the proposal on the special interest of the heritage asset: Grade II listed Provender Store (Block B) at Stables Market, Camden.

##### 4.1 Description

The subject building is Mid-Victorian and has three storeys that were once used for horse stables and storage. The proposal comprises the replacement and repair of windows to generally match the existing historic examples at ground, first and second floor levels. The existing historic loading doors at first and second floor levels will similarly be replaced where beyond repair or modern with new fixed shut doors to replicate the pattern of the extant remaining historical loading doors. Glass canopies with steel support frames are

proposed over the retail unit entrances of the north and south elevations in order to provide shelter for the retail items for sale/on display and to shelter the visitors of the market.

#### 4.2 Layout

The proposal does not involve any changes to the existing layout.

#### 4.3 Use

The proposal does not involve any changes to the existing use.

#### 4.4 Scale

The proposal does not involve any changes to the existing scale.

#### 4.5 Landscape and Context

The proposal does not involve any changes to the existing landscape and context.

#### 4.6 Appearance

The historical character of the Provender Store's exterior will be enhanced by the proposals. Works will be carried out using traditional materials, and where possible, reinstating exact replicas of the historic features in order to restore the integrity of the listed building. It is therefore considered that the appearance will be improved.

#### 4.7 Access

The proposal does not involve any changes in the existing access.

#### 4.8 Neighbour Amenity Issues

The proposed alterations to the Provender Store will have no impact on the daylight reaching any of the adjoining properties.

## 5 IMPACT ASSESSMENT OF THE PROPOSALS

### Windows and Loading Doors

The subject building of this application is Mid-Victorian and has three storeys that were once used for horse stables and storage. The proposal is for the reinstatement and repair of windows to match the historical ones on all three levels on the east, north, west and south elevations and to replace defective or modern loading doors on the north elevation.

The new loading doors will follow the construction, detail and appearance of the remaining historic doors. Door furniture will generally match that of the existing and be bespoke wrought iron. The building's historical character and appearance will be enhanced.

**Impact:** Both the loading doors and windows are visible from public realm and it is considered that the proposal will enhance the building's historic character and appearance thus improves understanding, having an overall positive impact.

### Canopies

Glass canopies have been designed to provide shelter over the retail unit entrances of the north elevation and the passage between the south elevation and railway viaduct. The canopies are proposed in structural glass with point fixings supported by steel frames fixed to the existing masonry walls by steel plate and bolt fixings. The detailing of the canopies is contemporary yet sympathetic to the character and materiality of the stables buildings; section sizes and connections recall the robust and utilitarian appearance of metalwork often found in such buildings.

**Impact:** The Stables Market attracts both local and international visitors for more than just shopping; there are other vital elements which contribute to the success of the market. Its economic vibrancy arises from a combination of the special historic character of the site and the

wide range of attractions and entertainment on offer. This combination gives the Stables Market a unique edge: it is the reason it differs from other markets in London and the UK. In addition, it is one of the few markets that combines both stalls and individual shops, contributing to the fluidity of the layout and intertwining indoor and outdoor spaces.

It is considered that the replacement of the previous awnings with glass canopies in a sympathetic contemporary style, will preserve the established use of the building as part of the market. The proposed additions are therefore considered neutral/beneficial.

## 6 NPPF CONSIDERATIONS

This section discusses the impact of the proposals according to the National Planning Policy Framework (NPPF). The NPPF contains a presumption in favour of sustainable development is a presumption in favour of development that meets the objectives and policies of the NPPF (which has the conservation of heritage assets as one of its 12 core principles).

The policies contained within the NPPF seek to attain the Government's aim of achieving sustainable development.

Paragraph 6 of the NPPF states: *'The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.'* The entire Framework constitutes a definition of "sustainable development" with no one part assuming greater weight than any other.

*'Change is at the heart of sustainable development. The three dimensions of sustainability: economic, social and environmental, are not static; neither is the built environment. Buildings need to change in order to adapt to climate change and move towards a low carbon economy.'* (NPPF Paragraph 7).

This statement deals principally with Section 12 of the NPPF,

"Conserving and enhancing the historic environment", however Heritage considerations and issues are prevalent throughout the framework.

NPPF Paragraph 128 states that *'In determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance'*.

As recommended in Paragraph 128, an assessment of the significance of the Provender Store has been provided in Chapter 3: Assessment of Significance. To identify the heritage values and character of the heritage asset, appropriate and proportionate historic research and analysis was undertaken to include the origins of the building and how they have changed over time.

This report aims at fulfilling the National Policy requirement for provision of proportionate information which will enable the assessment of the likely impacts of proposed development on the special historic and architectural interest of the Provender Store by the Local Planning Authority. The significance assessment was based on detailed historic research and consultation of relevant historic records and was examined according to the criteria set out in English Heritage's 'Conservation Principles'. Considering that virtually no alterations will be made to the historic fabric of the Grade II Provender Store and that the appearance of the building will be generally improved, it is argued that the significance of the heritage asset will be preserved and enhanced in compliance with the NPPF requirements.

'Conservation' is defined in the NPPF only for heritage policy as: *'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'*. By reinstating the historical lunettes at ground floor level and multi-paned cast iron windows at second floor level, the building's significance is enhanced. The proposals will see the windows restored, enhance the historic building and its setting and will safeguard the building's continued use and long term conservation.

## 7 LOCAL PLANNING POLICY

Camden Local Development Framework, Camden Core Strategy, 2010 - 2025, Adopted Version, November 2010

The Camden Core Strategy Policy CS14 – ‘*Promoting high quality places and conserving our heritage*’, sets out the requirements to safeguard Camden’s heritage. The overall strategy is to sustainably manage growth in Camden in a way that conserves and enhances the heritage and valued places that give the borough its unique character.

It is considered that the proposal not only preserves but enhances the character of the historic environment through the repair and refurbishment of the Provender Store which retains and enhances the elements of significance within and in the vicinity of the site.

Camden Planning Guidance provides advice and information on how the Local Authority applies its planning policies. The guidance is consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning Document (SPD) which is an additional “material consideration” in planning decisions.

CPG 1- Design deals with heritage issues in Section 3. This section sets out further guidance on Core Strategy Policy CS14 Promoting high quality places and conserving our heritage and Development Policy DP25 Conserving Camden’s Heritage.

Paragraph 3.22 refers to the statutory requirement, when assessing applications for listed building consent, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is considered that the proposed works to the Provender Store will not only preserve but enhance the original and historic materials and architectural features and general character and appearance.

Paragraph 3.23 expands on the desirability to retain original or historic

features and to carry out repairs in matching materials. The proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.

As stated earlier in this report, the proposals actively seek to restore the building, and any surviving features. The works will be carried out using traditional materials and techniques in order to restore the integrity of the listed building.

## 8 CONCLUSION

Provender Store is a listed (Grade II) building that is on the Heritage at Risk Register. The listed building is open to the public and in a continuous state of flux. It has been subject to change and in order to remain a sustainable, welcome and pleasing place it will continue to change. The proposed scheme is driven by a need to not only conserve and enhance the building, but also to ensure a sustainable solution that safeguards the current and future use of the building within the market.

The proposed works aim to restore historic window types generally and replace the modern or defective historic loading doors thus reinforcing the traditional appearance and enhancing the listed building’s historical character. Furthermore, enhancing the building’s operation by installing glass canopies will improve the functioning of the market.

This proposal complies with policy at the heart of NPPF in respect of sustaining and enhancing not just the historic fabric but the significance of Regent’s Canal Conservation Area and the heritage assets within and in the vicinity of the site.

The NPPF contains an express presumption in favour of sustainable development which should be taken into account when making planning decisions. Change is at the heart of sustainable development. The three dimensions of sustainability: economic, social and environmental, are



not static; neither is the built environment. Buildings need to change in order to adapt to climate change and move towards a low carbon economy (NPPF Para 7).

In light of the above, it is considered that the relevant criteria policies of NPPF have all been complied with, and thereby must also satisfy the relevant local plan policies.

For the above reasons, it is considered that the proposal would be acceptable in the context of the setting of the heritage asset in the immediate surroundings and the conservation area. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF as detailed above and is consistent with the spirit of the local policies and national conservation principles and therefore ought to be granted Listed Building Consent, with conditions as appropriate.

## APPENDIX I LISTED BUILDING DESCRIPTION

### List entry Summary

List entry Number: 1258101

Grade: II

*Four blocks of industrial stabling, now workshops and warehousing. c1855-1870, with later Victorian additions. For the London and North-Western Railway Company's Camden Goods Yard. Stock brick, with hipped slate roofs, some stone lintels. Some iron columns internally, but floors and roofs generally of timber. EXTERIOR: mostly of 2 storeys.*

*Northernmost block (A) abutting on Chalk Farm Road, c1855, with upper storey of c1895. Long curved front road, mostly of 2 storeys with eaves cornice but western end of one and a half storeys, somewhat altered, with chimney on roof. Round-headed half windows for stabling on ground storey, segment-headed industrial windows in upper storey (eastern end only). Elevation towards yard irregular. Eastern portion has cantilevered open balcony at first-floor level retaining some concrete horse troughs and connected by bridge to Block B and separately to ramp on Block C. Ceilings of ground storey have jack-arch iron and brick construction. INTERIOR of upper storey has separate compartments and paving for horses but no stalls.*

**Block B immediately to north of North London railway line. 3 storeys. Ground storey c1868, originally provender store, with round-headed half-windows for stabling on long elevations; upper storeys c1881, with round-headed windows at first-floor level and segment-headed windows above. Tiers of loft openings for hoists, much altered and renewed. Connected by narrow bridge at east end to Block A.**

*Block C between Blocks A and B and parallel to Block B. 2 storeys. Ground storey c1868, upper provender store, with round-headed half-windows for stabling on long elevations; upper storeys c1881, with round-headed windows at first-floor level and segment-headed windows above. Tiers of loft openings for hoists, much altered and renewed. Connected by narrow bridge at east end to Block A. Block C between Blocks A and B and parallel to Block B. 2 storeys. Ground storey c1868, upper storey 1881; horse ramp on north side of block c1895, connected with balcony on Block A. Round-headed windows on ground storey, segment-headed industrial windows above on both north and south sides. South side formerly had another horse ramp, of 1881, and covered bridge connecting with Block B, demolished in 1980s. Ground storey has iron and brick jack-arch construction and iron stanchions against walls stamped 'Norton and Son Darlaston'.*

*Block D at right-angles and to west of Blocks B and C. 2 storeys. Ground storey c1868, upper storey c1881. Main elevation faces eastwards, with return northwards. Round-headed half-windows for stabling at ground level, some segment-headed sash windows above. Tall brick chimneys. INTERIOR with original timber benching, one timber partition and some harness hooks. Said to have been formerly the Tack Room for the stabling. Formerly connected by a bridge at south end to Block B. Included as a rare example of substantial industrial stabling and a major surviving portion of the former Camden Goods Yard. Forms a group with the 'Horse Hospital' to north-west (qv) and with further remnants of stabling and warehouses west of Block D (qv). A tunnel (now blocked) south of the North London line connects the complex with further LNWR buildings and the Regent's Canal south of the North London Line.*

Listing NGR: TQ2862684201

