



STABLES MARKET

**DESIGN AND ACCESS
AND
HERITAGE STATEMENT**

**for Chalk Farm Building Walkway Works & Long Stable
External Stair and Canopy Works**

August 2015

**Prepared for
Stanley Sidings**

by



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Stables Market: Design and Access and Heritage Statement

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1 INTRODUCTION

Executive Summary

This Design & Access and Heritage Statement has been prepared as supporting documentation for the Planning and Listed Building Consent application for the refurbishment of the Chalk Farm Building external first floor walkway and the Long Stable external staircase to include a replacement canopy.

The two buildings are Grade II listed and located within The Stables Market, Chalk Farm Road, London NW1 8AH. Both buildings are included in the Heritage at Risk Register.

The design documents 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

Heritage Architects: Stephen Levrant Heritage Architecture

Structural Engineers: Walsh

1.1 Reference to other documentation

This document should be read in conjunction with:

Information prepared by Stephen Levrant Heritage Architecture Ltd:

- **AC-LP:** Location Plan
- **CB-01:** Long Stable – existing external stair, link & canopy
- **CB-02:** Long Stable – proposed external stair, link & canopy

- **AB-B-01:** Chalk Farm Building – proposed walkway & link
- **AB-B-02:** Chalk Farm Building – proposed walkway & link details
- **AB-B-03:** Chalk Farm Building – existing walkway & link
- **AB-B-04:** Chalk Farm Building – proposed walkway details
- **AB-B-05:** Provender Store – external door details
- **Structural Engineers report** - August 2015

1.2 Planning Policy Guidance and Legislation

The assessments of the listed buildings and conservation area have 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

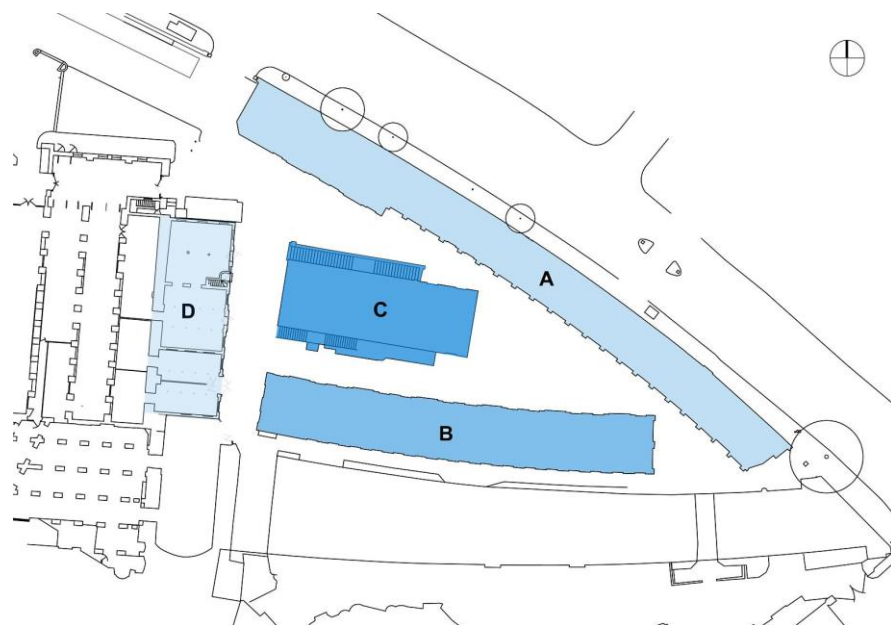


Figure 1 Stables Market - Four western ranges, subject site Buildings A & C.

2 CONTEXT

The complex of multi-storey stables 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 Farm.

'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 [...], a later block of 1883-85, and the surviving bonded warehouse, Gilbey's No.2 Bond, built c.1885' (Regent's Canal Conservation Area Appraisal and Management Strategy, adopted 11 September 2008, pp.17). The Long Stable and Chalk Farm Building, subject of this application, was built during the first phase of stabling. These four western ranges, which also include the Tack Room, the Provender Store, form the triangular group A-D built between 1854 and 1856 as indicated on a site plan of 1856 (The National Archives, RAIL 410/2072):

Note: From Royal Commission on the Historical Monuments of England; Historic Building Report; Former LNWR Stables, Chalk Farm Road, Camden, London NW1; September 1995. Crown Copyright. Unless stated otherwise.

Location

The Long Stable (Building C) lies in the centre of the triangular site described above and between the Chalk Farm Building (Building A) and the Provender Store (Building B) part of the internationally recognised Stables Market, in the northwest corner of Regents Canal Conservation Area. (Fig. 1). The area is bounded to the north by Chalk Farm Road (Hampstead Road as it was known until 1862), and is separated from the former lands of the goods yard to the south by the railway viaducts (Fig. 2).

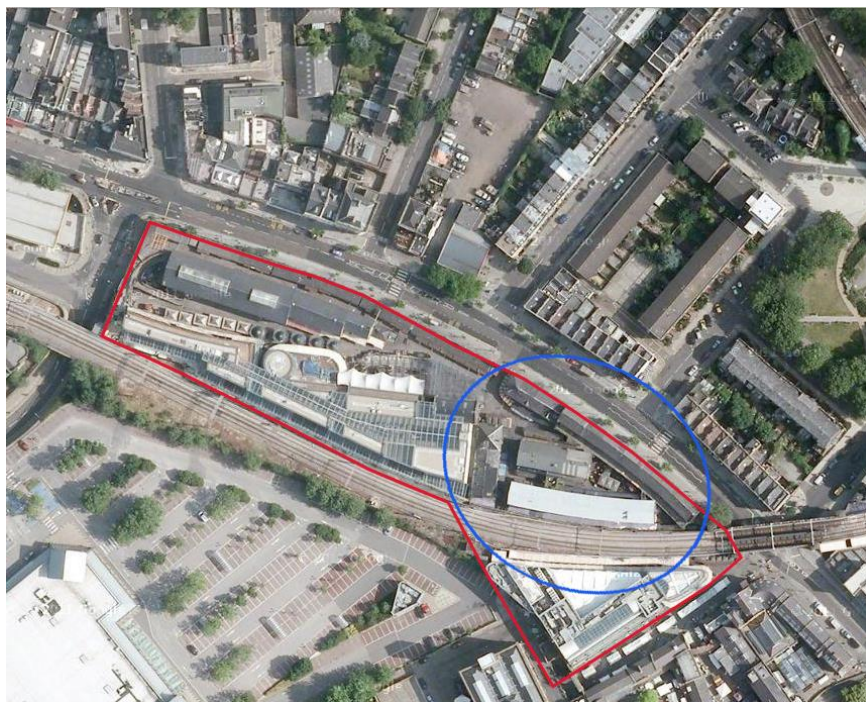


Figure 2 The Stables Market shown in red line; the stables range circled in blue.

2.1 Regents Canal Conservation Area

The 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"* (Regent's Canal Conservation Area Appraisal and

Management Strategy, adopted 11 September 2008, pp.5).

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.

2.2 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 the 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: the 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, and this also contributed to its success.

2.3 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 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. The Chalk Farm stables were linked to both of these buildings by underground tunnels.

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. Early provision for the horses was apparently in makeshift accommodation or below ground in the vaults of the goods station. By 1849 some horses were being stabled in the south eastern corner of the goods yard, and it seems likely that the expansion of this part of the yard in 1855 led to the construction of the stables at the triangle site.

The first phase of stabling, the four western ranges forming the triangular group A-D in the modern site plan, was built between 1854 and 1856, as indicated as indicated on a site plan of 1856 (The National Archives, RAIL 410/2072). They were designed by the LNWR staff on the Stafford office and had a capacity of 148 horses. The ranges were mainly one and a half storeys, with ground floor stabling and haylofts above.

In the early 1880's the whole site underwent a phase of expansion and alteration with additional storeys added to the western ranges between 1880-3. During this period, a bridge connection between the Provender Store and the Tack Room was also created.

The site was vacated in 1973, and many of the buildings were demolished, tracks lifted, and various parcels of the land were sold into different ownerships. After 1973 the sidings and Camden Lock were used for various light industrial and storage uses including garaging. The market activities started at this time in a rather ad hoc fashion, 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.

Note: From Royal Commission on the Historical Monuments of England; Historic Building Report; Former LNWR Stables, Chalk Farm Road, Camden, London NW1; September 1995. Crown Copyright.

2.4 Long Stable

The Long Stable building was built in 1853-5 as a single storey stable block with hay lofts. In 1881-3 it was raised (builders, Bradney and Company) to provide an upper level of stabling and a ramp was provided on the south side for horses to gain access to the upper storey (Fig.3). A second ramp to the north was added c1895 to provide access to the upper storey of the newly raised Building A. Only the latter ramp now survives (Fig.4).

The building is seven bays long, with the centre bay breaking slightly forward on both sides; there was originally an entrance and a loophole to the south. On the ground floor there are round-headed openings with high level sills to light the stalls from above, as seen elsewhere on the site. The later first-floor openings have segmental heads. The east gable end has a small upper-storey hatch over a widened ground-floor opening. The west gable end has had its upper-storey opening enlarged as a goods hatch.

The 1880s 'horse road' to the south was not strictly a ramp as it had steps with 4 ½ inches risers; its position is evident on the south wall. The ramp to the north is brick built with concrete-paved road surfaces and an intermediate landing.

Interior:

There were originally 26 stalls in a single undivided space giving rise to the naming of this block as the 'long stable', even though this is the shortest of the stable blocks built on the site. The upper floor rests on cast-iron stanchions with moulded heads along the north and south walls; these bear marks that they were made by Barton & Son, of Darlaston. They support wrought-iron I-section girders carrying rolled joists to brick jack arches. There are timber king-post roof trusses, but no traces of the original stable fittings.

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



Figure 3 1975 photograph showing horse ramp to south side (now lost and replaced with a modern steel staircase).

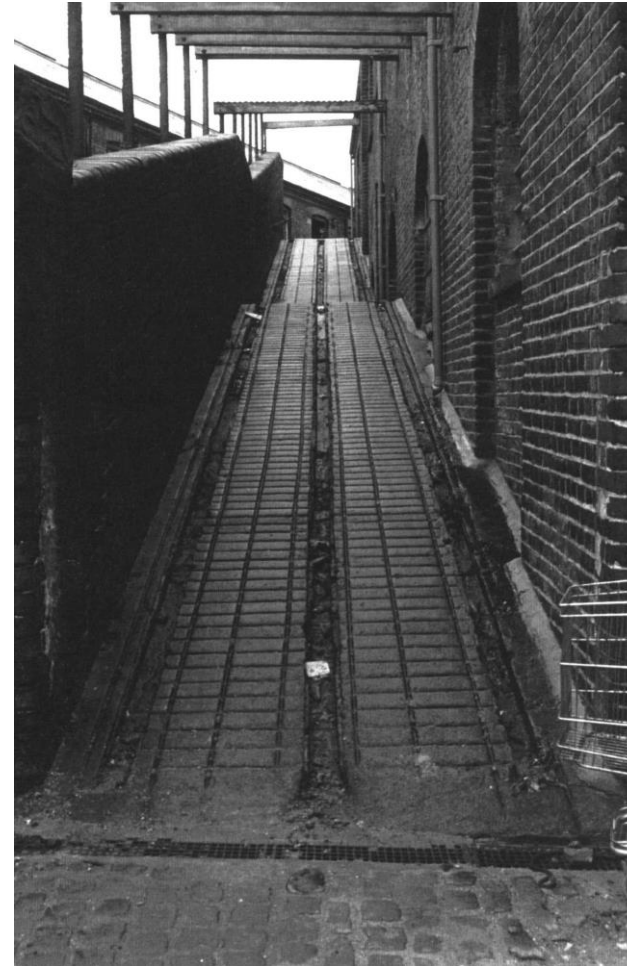


Figure 4 1975 photograph showing horse ramp to the north side of the Long Stable (still extant). Note the remains of a canopy.



Figure 5 1975 photograph showing relationship between the Long Stable and the Chalk Farm Building viewed from the west. Note the canopy to the Long Stable horse ramp and the Chalk Farm Building walkway and balustrade.

2.5 Chalk Farm Building

This is a plain yellow stock brick range with a slate roof. It is long, 28 bays in all, and curves slightly to follow the line of Chalk farm Road. The western seven bays are the only surviving part of the site to retain the single-storey and loft arrangement that was originally general to the 1853-5 stabling. In this section there are two stabling units of three bays each, with flat-headed central projecting entrance and loophole or loft opening bays. Round-headed openings to the ground floor are like those

used throughout the 1850s stables, the windows with high cills so as to light the stalls from above. The western loophole bay retains the ends of timbers that formerly supported a stair to the pitching hole of the hay loft. Such stairs were formerly widespread on the site. The westernmost bay is two-storeys under a hip in the roof with a stack. This faced westwards onto the main site entrance and has every appearance of having been a small gatehouse. Its stairs is to the southeast. The southwest corner of the building has its corner cut at 45 degrees, presumably to provide better turning space for horses and vehicles moving to and from the site entrance. An early granite bollard stands next to the gate pier at the north-west corner of the building. The original gate appears to have been rolled into a recess in the gatehouse.

Further east the remaining 21 bays, which step back slightly to the south, were raised c.1895 to provide two tiers of stables. The ground floor is in seven 3-bay units as already described, though altered by the addition of piers to support a broad (10f3in.) cantilevered iron and brick jack-arch cantilevered gallery from the concrete floor of which the upper stables were reached. Access to the gallery was by means of a ramp attached to the north side of Building C. The additional stables repeat the three-bay pattern with segmented-headed doors and windows; there are dentilled eaves. Along the gallery there are concrete drinking troughs.

Interior:

The stable units were each about 19f by 28f with three stalls on each side of a central passage. The unraised west section retains timber internal construction with the 1850s hay-loft roof of unusual king-post trusses incorporating raised 'tie beams' for clearance; these 'beams' clasp the lower purlins and are braced by diagonal struts. The former gatehouse has been much altered internally. Scant fittings survived in 1992, though there was evidence in the brickwork of the dividing walls of the added upper storey for the positions of mangers. It was also clear in these later stables that the stall dividers were suspended from iron rings hung from the tie beams of conventional king-post roof trusses. The floor

to the upper storey is of iron and brick jack arch construction comparable to that of the gallery.

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

3 Assessment of Significance

3.1 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.

3.2 Long Stable & Chalk Farm Building

Evidential Value

There are numerous surviving features providing evidence of the original function of the buildings, although disturbed by many alterations. The legibility of the former use is, however, clear.

The extent of historic fabric preserved contributes greatly to the special interest and character of both buildings and to that of the group in general. **Evidential value is therefore high.**

Historical Value

The historical value of the buildings is recognised by their statutory Grade II listing, as part of a distinctive group of former stables.

In this case the historic value is closely associated to the evidential value, providing a significant example of stables construction of their historic period beyond the numerous alterations suffered through the years.

Historical value is therefore medium to high.

Aesthetic Value

Both buildings, as well as the whole stables complex, are utilitarian and purpose-made. There is no artistic 'design ethos' in these buildings as such; utilitarian buildings are economical: there are no added embellishments, wasted space, nor selection of materials but those

easily sourced.

Although both buildings are exemplary Mid-Victorian stables, they have little artistic or architectural merit. **Aesthetic value is therefore low.**

Communal Value

The Stables Market and its listed buildings have a **high communal value** as there is a strong sense of identity with the place, nurtured by the historical industrial use.

The original purpose of the stables has been superseded. There are no possible horse-related activities that may be carried out within the site, and there have not been since the 1950's/60's. The market use, established since the late 1970's/80's, is the reason why this area of Camden achieved worldwide recognition and attracts over 100.000 visitors per week. Furthermore, a poll carried out by NOP World in late 2003, shows that 95% of visitors agreed that the Camden markets are a valuable tourist attraction and 89% agreed the markets are a valuable amenity to the local community as well as visitors (London Borough of Camden, the role the markets play in the vitality & viability of Camden Town, 2006.). The communal values of the site can be associated to the later but firmly established market function, and as proved by the studies and polls carried out since its inception. The fact that the building is still in use brings together past and present common uses by the community, reaffirming the communal value as high.

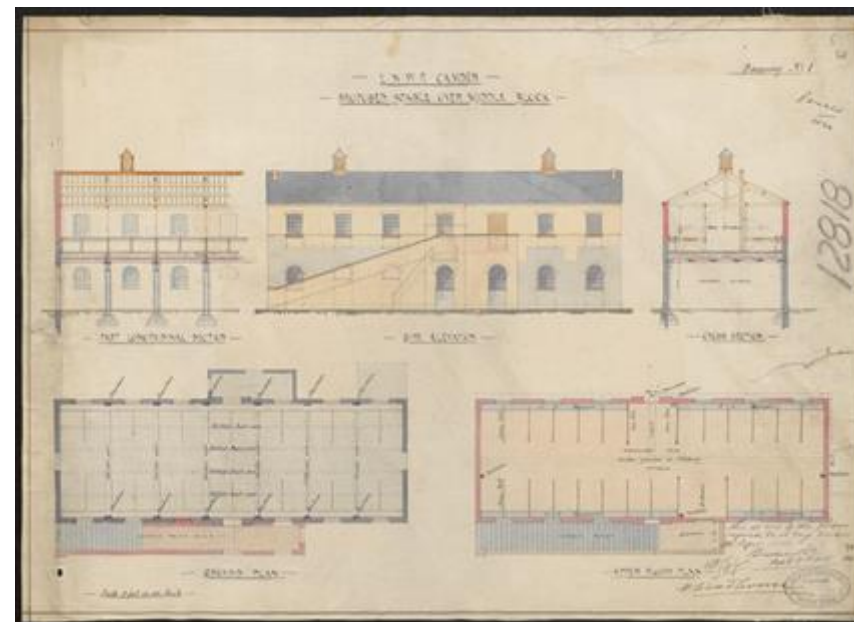


Figure 6 Drawing dated 20th September 1881, showing first floor extension to the Long Stable.

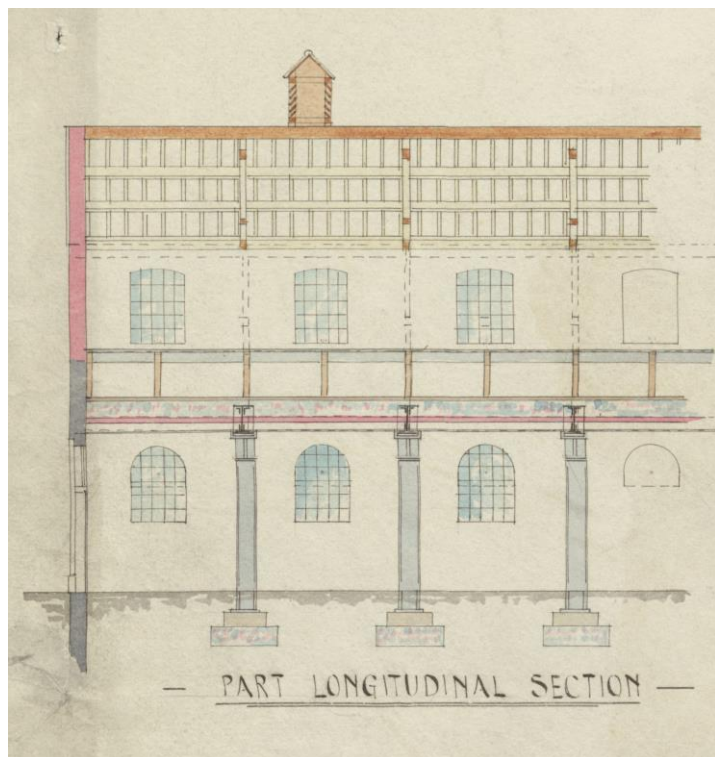


Figure 7 Detail of drawing. Long Stable - Longitudinal Cross Section.

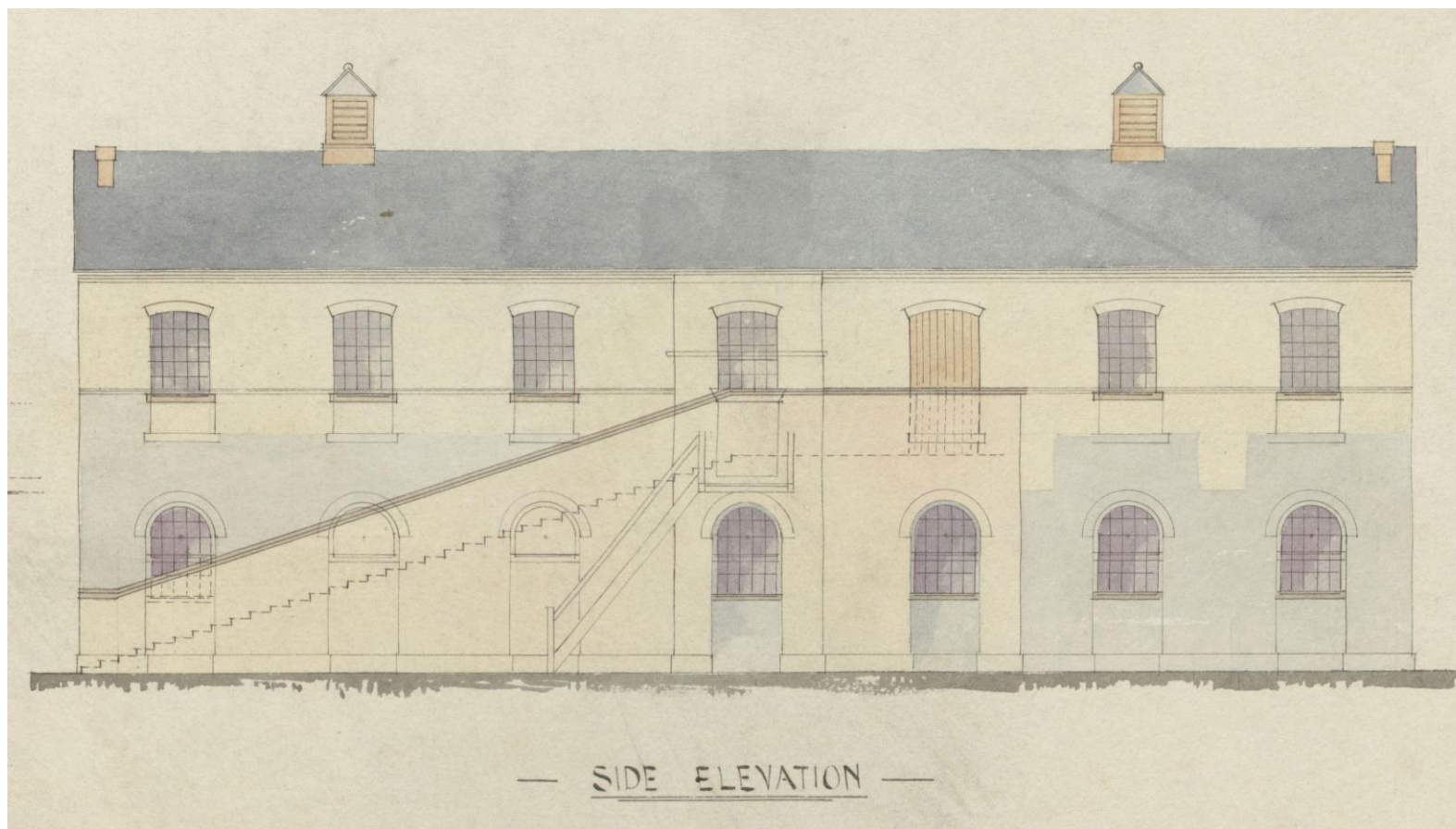
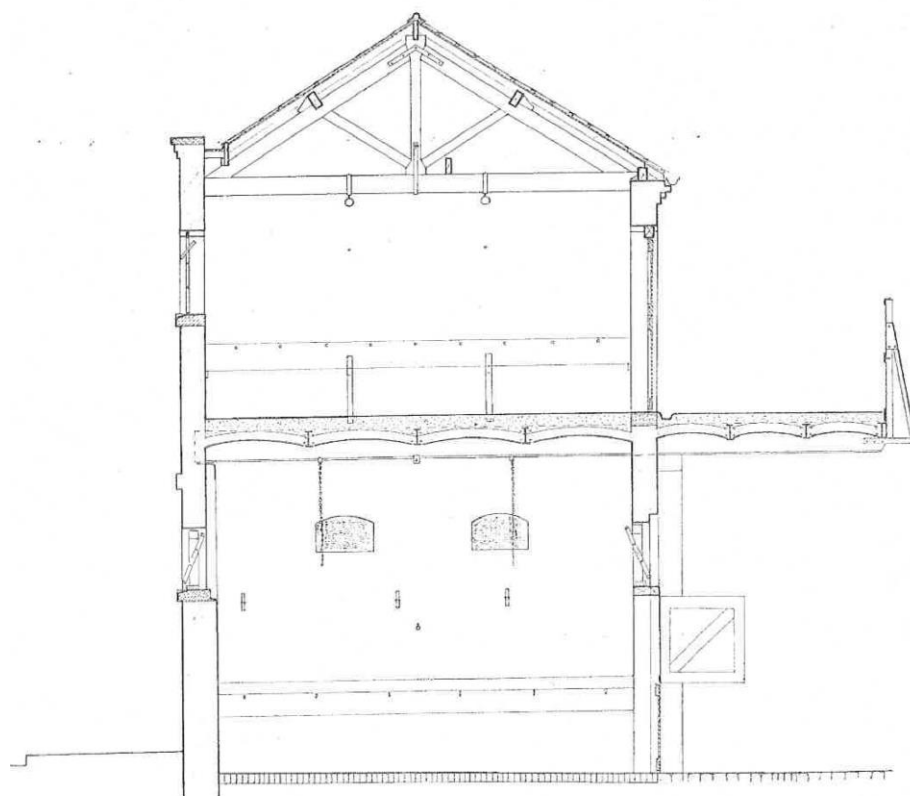


Figure 8 Long Stable South Elevation drawing. Note the horse ramp providing access to the first floor (now lost).



CAMDEN GOODS YARD
STABLES, RANGE ALONG STREET
CROSS SECTION

Measd. & Dtn. by M.T. Tucker, Feb 1975

GREATER LONDON INDUSTRIAL ARCHAEOLOGY SOCIETY

Figure 9 Chalk Farm Building Section drawing by M.Tucker 1975 showing the cantilevered walkway and balustrade arrangement.

3 PROPOSED WORKS

3.1 Description

Chalk Farm Building walkway works

The proposal is to refurbish the first floor walkway to the south side of the building to include a new replacement structural deck and metal balustrade to replace the existing. The cantilevered walkway is to be structurally assessed to determine its long term integrity and remedial works carried out where necessary. The brick jack arches to the underside of the walkway will also be cleaned and repaired as part of the works.

The walkway topping is of modern concrete finished with a pressed pattern laid over a clinker type lightweight sub base over the brick jack arches. The modern concrete has cracked in numerous places throughout and has allowed rainwater penetration into the underlying structure which is exacerbating decay. A new structural build-up over the jack arches is proposed to include a damp proof membrane to protect the underlying iron and brick structure.

The existing balustrade to the walkway edge is not original and comprises steel T section uprights fixed to primary cantilevered walkway beams and a simple L angle handrail. The balustrade infill is a low quality metal square mesh. The balustrade height is approximately eye level and somewhat impedes views out across the site to the south. To the west, forming a wedge shaped triangle between the Long Stable and Chalk Farm building is an area of modern metal walkway infill – the remnant landing of a late 20th century metal stair now lost. The balustrade when considered overall is thus somewhat now fragmentary and damaged and adhoc in its detail.

The new balustrade would follow the alignment of the original balustrade along the walkway edge and would closely follow the tectonic form and appearance of the current balustrade. T shaped uprights would be fixed

to the ends of the primary walkway beams as currently and a new architectural metal mesh will form the balustrade enclosure. The balustrade height would be reduced to 1100mm allowing improved views out across the site to the south.

Towards the east end of the walkway adjacent the Provender Store a new stepped bridge link is proposed to replace the existing stepped link structure which gives access into the Provender Store. The new link will be made from steel flat sections with treads and risers formed from infilled trays. The stepped link will recall the current existing structure in its character and appearance while visually appearing part of the refurbished walkway.

Long Stable external stair and canopy works

The proposal is to refurbish the existing modern steel staircase and link structure and to replace the existing balustrade and fabric canopy with a new balustrade and glass canopy. The stair and link is to be structurally assessed to determine its long term integrity and remedial works carried out where necessary. The staircase is constructed from steel flat sections and angles with a chequer plate finish. The link is formed from steel I beams spanning between the Long Stable and Provender Store with a similar chequer plate finish. Decay is evident to both areas of the structural steelwork and the chequer plate finish.

The new balustrade will be formed from T shaped uprights and an architectural metal mesh infill to match that proposed for the Chalk Farm walkway. Over the stair, the uprights will extend to support a new glass canopy formed from flat glass sheets interrupted by pressed metal box gutters at the changes in plane.

The works will improve the external appearance of both the Long Stable and the Provender Store as well as providing safer access to both buildings at first floor level. The detail design will closely relate to the refurbished Chalk Farm building walkway and thus establish a wider coherent architectural and tectonic language across the site.



Figure 10 2014 photograph between the Long Stable and Provender Store showing the external staircase and canopy (left) and link.



Figure 11 Current high level view of the Long Stable from the west showing the staircase canopy and link.

4 IMPACT ASSESSMENT

It is proposed there will be no harm caused to any of the historic buildings or their fabric by the repair and refurbishment works. It is considered the proposed works will enhance the historic character and appearance of the buildings and appear less visually intrusive compared to the existing situation, thus having a highly positive impact overall.

The new works are designed to have a minimal impact on the buildings' fabric. The Chalk Farm new balustrade matches the structural arrangement of the existing balustrade and its fixing to the walkway and is lower in height. The Long Stable new glass canopy design takes as its point of departure that canopy shown remaining over the horse ramp in a 1975 photograph of the north side of the Long Stable building.

The proposed works taken together are considered to enhance the significance of the three listed buildings and that of the stables complex generally.

The proposed works are, therefore, considered necessary and highly beneficial and will result in much needed improved facilities for site customers.

5 NPPF CONSIDERATIONS

All policies in the NPPF adopted 27th March 2012 constitute the government's view of what sustainable development means in practice. 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 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 126 states that "*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

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 Long Stable and the Chalk Farm building has been provided earlier in this report. Appropriate and proportionate historic research and analysis was undertaken to identify the heritage values and character of the heritage assets, including the origins of the buildings and how they have changed over time.

The significance assessment was based on historic research and consultation of relevant historic records and was examined according to the criteria set out in English Heritage's 'Conservation Principles'.

It is our belief that the NPPF 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 buildings has been therefore fulfilled.

NPPF Paragraph 131 states: *'In determining applications, local planning authorities should take account of:*

- o *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- o *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- o *The desire of new development making a positive contribution to local character and distinctiveness'.*

The proposal has been driven by the need to ensure the historic character of the listed buildings is preserved and enhanced and meets all current standards in a respectful manner towards the historic environment. In summary, the proposals will ensure the continued effective use and operation of the Long Stable and the Chalk Farm building.

NPPF Paragraph 134 states: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including its optimum viable use'.*

There is no harm involved in the refurbishment of the Chalk Farm building walkway and the Long Stable staircase, link and new glass canopy.

The established market use of the former stables is not challenged by the proposals; the works will greatly improve not only the appearance of

the buildings but will also result in improved access for site staff and customers alike.

The public benefit the proposals provide is in preserving not only the listed buildings but also the already established "optimum viable use" for the site, as well as the enhancement of the wider historic environment in general.

The combined proposals will aid in safeguarding the continued use and long term preservation of the buildings. It is therefore concluded that the significance of the heritage assets will be preserved and enhanced in compliance with NPPF requirements.

6 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.

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 proposal not only preserves but enhances the character of the historic environment through the refurbishment of the Chalk Farm walkway and Long Stable staircase and Link, which in turn, retains and enhances the elements of significance within and in the vicinity of the site. The new glass canopy replacing the existing fabric canopy further contributes to this objective.

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 buildings, rather than significantly change them.

As stated earlier in this report, the proposal actively seeks to restore historic finishes and features. Both the Chalk Farm walkway balustrade, walkway surface and the Long Stable stair, link and canopy are not original and twentieth century. The works will be carried out using traditional materials and techniques where appropriate in order to reinforce the integrity of the listed buildings.

7 CONCLUSION

The buildings are Grade II listed and on the Heritage at Risk Register. The buildings are open to the public and in continuous use. They have been subject to change and in order to remain sustainable, welcoming and pleasing places, will continue to change. The proposed scheme is driven by the need to not only conserve and enhance the buildings, but also to ensure a sustainable solution that safeguards the current and future use of the market.

The proposed works, including the new glass canopy, will enhance the historic character and architectural importance of the heritage assets safeguarding their long term conservation.

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 the 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).

For the above reasons, it is considered that the proposal would be acceptable in the context of the setting of the heritage assets 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 local policies and national conservation principles.

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