

Mr Stephen Levrant
Heritage Architecture Ltd
62 British Grove
London
W4 2NL
United Kingdom

Application Ref: **2015/4231/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

6 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Stables Market Chalk Farm Road London NW1 8AH

Proposal:

Reinstatement of bridge between Tack Room and Provender Store, replacement window to west elevation and associated works.

Drawing Nos: B/D-B-02 rev B, B/D-LP, B/D-B-03 rev B, B/D-B-04 rev B, B/D-B-05 rev B, 8370/401 Rev B, B/D-B-06, B/D-B-07, B/D-B-08, B/D-B-09, B/D- B-LP, Design and Access and Heritage Statement, and Planning Report.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: B/D-B-02 rev B, B/D-LP, B/D-B-03 rev B, B/D-B-04 rev B, B/D-B-05 rev B, 8370/401 Rev B, B/D-B-06, B/D-B-07, B/D-B-08, B/D-B-09, B/D- B-LP, Design and Access and Heritage Statement, and Planning Report.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The property is a Grade II Listed Building and falls within the Regent's Canal Conservation Area. The application seeks planning permission for reinstatement of the bridge that was once between the Tack Room and Provender Store. The proposed bridge has been designed to be similar to that of the original. A replacement window to west elevation of the site is also proposed. The works have been the result of discussions with the Conservation Officer and forms part of general upgrading works to the market area. The proposed works are considered acceptable and comply with guidance contained within supplementary documents and all relevant LDF policies.

Given the nature of the works and their position, they would also have no impact on the amenity of existing neighbours by way of loss of light, outlook or loss of privacy. This is because no additional avenues of outlook are proposed. All relevant departments have been consulted. No objections have been received and the site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In light of the above, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of The

London Plan (March 2015), consolidated with alterations since 2011 and paragraphs 56-61 and 126-128 of the National Planning Policy Framework (2012).

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment