

Mr Stephen Jeffrey
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London
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Application Ref: **2015/4958/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:

Works to Cuban Building including installation of mechanical and electrical services, refurbishment of roof, replacement of public toilets and installation of 4x CCTV units to east and west elevations.

Drawing Nos: Site Location Plan; Specification Report for Mechanical and Electrical services; Long Stable-Schedule of Roof Repairs; C-Sch REP-01; C-Sch REP- 02; C-Sch REP-03; C-Sch REP- 04; C-Sch REP- 05, E100 T2; E200T2; E201T2; E300T2; and Design and Access and Heritage Statement.

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: Site Location Plan; Specification Report for Mechanical and Electrical services; Long Stable-Schedule of Roof Repairs; C-Sch REP-01; C-Sch REP- 02; C-Sch REP-03; C-Sch REP- 04; C-Sch REP- 05, E100 T2; E200T2; E201T2; E300T2; and Design and Access and Heritage Statement.

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 planning permission to undertake roof works, install mechanical and electrical installations, and upgrade the existing toilets. The works form part of general upgrading works to the market area. The proposed works are considered sympathetic to the property and the heritage of the market.

Works to the roof would involve removing the existing roofing felt, repairing the existing insulation and correcting the drainage works. The existing modern rooflights will also be removed. Finally it will be finished in reclaimed matching slate. The electrical works would involve re-routing the current services. Externally the building's facades at the east and west elevation will be fitted with 4x CCTV, a new extraction system will be installed in the kitchen and lastly, the existing customer toilets will be completely reinstalled. However the works would not damage any historic fabric and as such are acceptable on design grounds.

Given the nature of the works and the position of them, 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 much of the work is internal or to the roof. The positions of the CCTV units are such that they would not look directly across to the residential properties. Instead they would look towards the market itself. 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



Ed Watson
Director of Culture & Environment