

Mr Stephen Jeffrey
Heritage Architecture Ltd
62 British Grove
London
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United Kingdom

Application Ref: **2015/5826/L**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

6 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The property is a Grade II Listed Building and falls within the Regent's Canal Conservation Area. The application seeks listed building consent to undertake roof works, install mechanical and electrical installations, and upgrade the existing toilets. 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.

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.

No objections have been received to the proposal. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan [March 2015] consolidated with alterations since 2011, and paragraphs 126-128 of the National Planning Policy Framework (2012).

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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment