

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

Application Ref: **2016/3208/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

10 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
H16
The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:
Refurbishment of Unit 92 of the Horse Hospital Building including new mechanical & electrical services

Drawing Nos: HH-unit 92-01; HH-unit 92-02; HH-unit 92-03; HH-unit 92-04; HH-unit 92-05; HH-unit 92-06; HH-unit 92-07; AP317-M200 Rev P1; AP317-M210-P1.

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 drawing(s) 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.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 Reasons for granting listed building consent.

The proposed design for Unit 92 of the Horse Hospital, comprising a ground floor unit in the grade II* listed building, is welcomed. The existing unit will be stripped of any non-original or insensitive fittings and fixtures, so that the bare shell of the interior will be exposed.

New services will be installed and minimal fabric interventions will be made for the restaurant. A central flue will be provided for cooking fumes, which will manifest itself on the roof ridge of the listed building, but exiting at the same point as an existing cowl which will be replaced with one of similar dimensions, material and finish.

The main external change is the replacement of the existing non-original entrance door with a new timber door which will be belted and braced with traditional ironmongery, and given a painted finish in a dark shade in keeping with other redecoration works to the Horse Hospital. This door will be pinned back during opening hours and the restaurant will be accessed through a modern glazed steel-framed door with transoms, the design of which has been discussed with Historic England and LB Camden.

No objections have been received. The sites planning history was 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

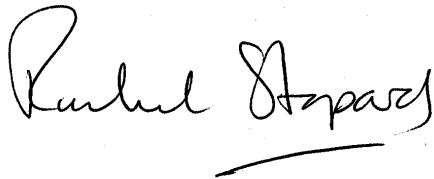
Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and 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 2016; and paragraphs 14, 17, 56-66 and 126-141 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities