

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

Application Ref: **2016/3779/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:
Camden Stables Market Long Stable
Chalk Farm Road
London
NW18AH

Proposal:
Replacement of external stair, link and canopy to Long Stable Building.
Drawing Nos: A/C-LP; C/B-01; C/B-02.

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.

Whilst the overall form and use of materials and details has parallels with the existing, the design has been improved so that better access provision is made to the Provender Store with less changes of level on the bridge element. As with the existing, the steel structure will be independent of the traditional masonry construction of the existing buildings (although it will require some fixings). It will therefore be a reversible addition to both buildings.

It is clear that the existing staircase and bridge link are non-original features which have become out-dated and in a poor state of repair with doubts about their structural safety. The principles behind their existing design is satisfactory, with specific reference to their height, bulk, plan form, detailed design and use of material and finishes. However, there is scope for minor improvements for a replacement design.

A palette of materials and finishes, namely steel painted black, has been selected for the new structure. The detailed design of several elements is a minor departure from the utilitarian design of the existing, providing better quality detailing more in keeping with the historic buildings, and of a more secure and long-lasting nature.

However, a condition has been attached to the listed building consent, requesting a sample board of materials and finishes, which should be agreed by the Council prior to the commencement of works.

No objections have been received. 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 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

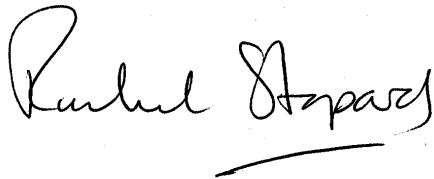
Regulatory Reform Act (ERR) 2013.

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