

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

Application Ref: **2016/5324/L**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

8 December 2016

Dear Sir

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**Provender Store
Camden Stables Market
Chalk Farm Road
London
NW1 8AH**

Proposal:

Installation of an internal staircase and lift; replacement of external doors with timber double leaf doors and associated works.

Drawing Nos: B-LP; B-GA-01; B-GA-02; B-03; B-04; B-05; B-06; B-07; B-08; B-09.

Reports: Design and Access and Heritage Statement prepared by Stephen Levrant Architecture dated August 2016.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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.

Informatives:

- 1 Reasons for granting listed building consent.

The proposed works remove the modern staircases, WCs, partitions and a concrete floor at the eastern end of the building. Two new circulation cores will be constructed in existing bays towards the eastern and western extremities, both containing a lift and new steel and timber staircases connecting all levels of the building. All works will be contained within the bay, so no major structural interventions will be required other than cutting out the existing floor structure.

In association with these cores, new doors are proposed for the eastern and western flank walls, which will adhere to a traditional timber construction found elsewhere on Stables Market. The proposed works also comprise the scholarly reinstatement of lunette windows over existing doors in the north elevation, bringing more light into the building and enhancing the environment for occupiers. Minor facade changes are proposed on the south elevation, including repairs to a door and the replacement of a non-original concrete lintel with a curved brick arch to match the original detailing. On the west elevation, the first-floor door giving access to the recently reconstructed bridge to the Tack Room is to be restored and adapted for heavy use.

In conclusion, although some historic fabric will be lost to create the new circulation cores, it is considered on balance that the benefits from the proposed works will improve the functionality of the listed building as well as sustain its future. The works will preserve the special interest of the listed building and preserve and enhance the character and appearance of the Regent's Canal Conservation Area.

No objections have been received. The sites planning history was taken into account when coming to this decision.

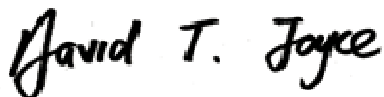
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities