

Mr Stephen Levrant  
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62 British Grove  
London  
W4 2NL

Application Ref: **2016/5956/L**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

13 February 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Tack Room**  
**Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

#### Proposal:

Internal alterations and erection of a vent pipe at roof level of the Tack Room.

Drawing Nos: D-LP; D-PP-01; D-PP-02; D-PP-03; D-PP-04; D-PP-05; D-PP-06; Schedule of Opening-Up Works; M100-P; M200-P; M300-P.

Reports: Design and Access and Heritage Statement; AP334/ Description of Services for Planning/Oct 2016; Letter prepared by Stephen Levrant dated 27/10/2016;

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 aim is to allow for the historic fabric and structure to predominate over any future fit-out. Modern fittings including the spiral staircase in the north bay will be carefully stripped out and modern floorboards removed so that the floors can be levelled out with sensitive replacements. There is a confined area of dry rot at first-floor level which will be removed and treated at this time (subject of a separate LBC application). The first floor fireplace will be restored and sarking soffit boards repaired and replaced where necessary. A blocked-up first-floor window will be reinstated to match the original in terms of detailing. At ground-floor level a new timber sliding door will be installed, matching examples elsewhere in the market.

Pursuant to the part implementation of a 2013 consent for M&E services, the remaining outdated services will be removed, so that heating and cooling can be installed. New drainage from the first-floor WCs and kitchen will be connected to an existing foul drainage system. Existing condenser units will be replaced and a vent pipe fitted in a discreet position on the western roof slope, which will not be in public view. The proposed works are welcomed by officers as they will complete the restoration of the Tack Room. As such, the proposed works are considered acceptable.

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

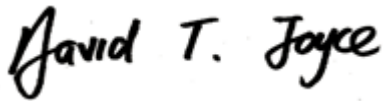
Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and 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 the London Plan 2016 and 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities