

Mr Gary Brook  
Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2017/1291/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

5 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Buildings A and B,  
The Stables Market  
Chalk Farm Road  
London  
NW1 8AH**

Proposal:

Demolition of external ramp and associated works to make good the existing frontage.

Drawing Nos: 20.201 Rev.P1, 20.271 Rev.P1, 20.272 Rev.P1, 10.100 Rev.P2, 10.201 Rev.P1, 10.271 Rev.P1, 10.272 Rev.P1, 00.001 Rev.P2, Design & Access Statement dated 3 March 2017, Proposed ground floor plan showing access route, and cover letter dated 3 March 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 20.201 Rev.P1, 20.271 Rev.P1, 20.272 Rev.P1, 10.100 Rev.P2, 10.201 Rev.P1, 10.271 Rev.P1, 10.272 Rev.P1, 00.001 Rev.P2.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the removal of the existing external ramped steps that provide access to the upper floors of the building. The existing ramp features glazed steps and balustrading with a metal frame and it is not considered to be an attractive feature. Furthermore, the removal of the ramp would open up the area and improve the visibility of the retail units at ground floor and upper basement level.

New metal balustrading would be installed where the ramp is removed at ground floor level which would match the existing railings at the site. Likewise, the building's façade where the ramp currently provides access to the upper floors would be made good with matching brickwork and external cladding. The proposals are considered to preserve the character and appearance of the host building and wider Regent's Canal Conservation Area, and would cause no harm to the special character of the nearby Listed Buildings within the site.

The existing ramp is stepped, and its removal therefore would not result in a loss of level access to the upper floors or disadvantage wheelchair and scooter users. The new access route would be via the rear upper ground floor of the existing building where full level access to the upper floors would be provided in the one location. This is considered an acceptable arrangement.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of a loss of daylight, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to

this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 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, policies DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, C5, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

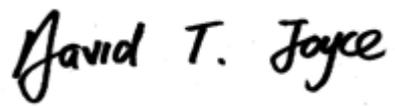
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning