

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

Application Ref: **2017/2155/P**
Please ask for: **Catherine Bond**
Telephone: 020 7974 **2669**

14 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Chalk Farm Building (Building A)
The Stables Market
Chalk Farm Road
London NW1 8AH

Proposal:

Removal of non-original internal partitions and mezzanines from ground floor units 29-35, plus insertion of replacement mezzanines and staircases, together with construction of new entrance steps, and the repair and re-rendering of door jambs.

Drawing Nos: Site Location Plan; N2241-29-35-100; N2241-29-35-101; N2241-29-35-102; N2241-29-35-200; N2241-29-35-201; N2241-29-35-202; N2241-29-35-203; N2241-29-35-204; N2241-29-35-205; N2241-29-35-206; N2241-29-35-207; N2241-29-35-300; N2241-29-35-301; Design and Access & Heritage Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Location Plan; N2241-29-35-100; N2241-29-35-101; N2241-29-35-102; N2241-29-35-200; N2241-29-35-201; N2241-29-35-202; N2241-29-35-203; N2241-29-35-204; N2241-29-35-205; N2241-29-35-206; N2241-29-35-207; N2241-29-35-300; N2241-29-35-301; Design and Access & Heritage Statement.

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

- 3 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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission (delegated):

The proposals are to convert and upgrade the seven Units 29 to 35 of the grade II listed Chalk Farm Stable to accommodate one retailer per unit over the ground-floor and mezzanine levels, employing the building's current layout to minimize impact on historic fabric. Each unit is currently subdivided into two by a lightweight internal partition, helped by the insertion of modern mezzanine levels accessed by modern staircases. Access to all the spaces is via a shared doorway which was recently fitted with bi-fold doors (granted listed building consent in March 2016 ref 2015/3658/L).

The proposed fitting-out works respect the cellular form of the historic spaces by removing the modern mezzanines and staircases so halving the number of units from fourteen to seven. However, new mezzanines and staircases will be inserted to the spaces which will deliberately read as modern insertions by being independent steel structures from the historic brick walls, occupying half the width of each unit, under which will be situated storage and changing rooms. New tongue-and-groove timber boarded will be fitted in each unit, replacing an array of non-original flooring.

Externally, it is proposed to retain the recently-installed bi-fold doors, although modern sliding doors directly behind them will be removed. Adjustments will be made to the existing thresholds by introducing a combination of blue brick and timber steps, to replace the existing timber ad hoc arrangement. As the door jambs to the bi-fold doors are in poor condition, with cementitious render applied in patches, it is proposed to apply a lime-rich render with a simple bead stopping

which will be more sympathetic to the historic character of the building. Proposals for the reinstatement of blue engineering brick jambs are likely to be of later phase of work which will further consents to be required from the Council.

It is considered that the internal works will streamline the existing configuration of spaces as well as complement the historic layout of the building. The external works will improve the appearance of the building whilst improving its condition and performance. It is therefore considered that the works will cause no harm to the special interest of the listed building and will preserve and enhance the special interest of the Regent's Canal Conservation Area.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. The Regent's Canal Conservation Area Committee was consulted but did not comment on the application. The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the setting of listed buildings and the character and appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

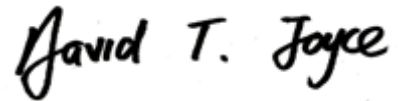
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning