

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

Application Ref: **2017/5597/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

17 November 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 canopy, partial demolition of the existing ramp and associated works to make good the existing frontage.

Drawing Nos: 20.201 rev P1, 20.271 rev P1, 20.272 rev P1, 10.201 rev P1, 10.271 rev P1, 10.272 rev P1, 10.100 rev P1 and Design and Access Statement dated 29 September 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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, 10.201 rev P1, 10.271 rev P1, 10.272 rev P1, 10.100 rev P1 and Design and Access Statement dated 29 September 2017.

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

Informative(s):

- 1 Reasons for granting permission.

Following consent of a previous application to demolish the existing external ramp (ref: 2017/1291/P, approved on 05/05/2017); permission is now sought to remove the external canopy above the ramp.

The removal of the ramp and associated canopy would open up the area and improve the visibility of the retail units at ground floor and upper basement level. They are not considered to be particularly attractive features, and their loss is not considered to cause harm to the character or appearance of the host building, stables market or wider conservation area.

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 A1, C5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

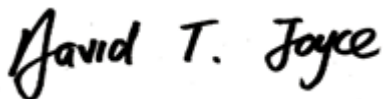
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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



David Joyce
Director of Regeneration and Planning