

Application ref: 2018/1893/L  
Contact: Laura Hazelton  
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Date: 21 September 2018

**Development Management**  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**The Provender Store**  
**Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

Proposal:

External and internal associations in connection with use of the building as offices including installation of a fully accessible lift, staircases, internal partitions, services and WCs; and creation of a new double door entrance at ground floor level.

Drawing Nos: 000 rev PL1, 100 rev PL1 (Existing Elevations Provender Store), 100 rev PL1 (Ground Floor Existing Plan), 101 rev PL1, (First Floor Existing Plan), 102 rev PL1 (Second Floor Existing Plan), 102 rev PL1 (Railway Viaduct Arch 11 Elevation - As Proposed), 200 rev PL1, 101 rev PL1 (First Floor GA Plan - As Proposed), 100 rev PL1 (Ground Floor GA Plan - As Proposed), 102 rev PL1 (Second Floor GA Plan - As Proposed), 100 rev PL1 (Provender Building Proposed Elevations), 201 rev PL1 (Provender Building GA section A), 202 rev PL1 (Provender Building GA section B), 203 rev PL1 (Proposed Lift Plans & Sections), 200 rev PL1 (Stair A Plans - As Proposed), 202 rev PL1 (Stair A Proposed Sections), 201 rev PL1 (Stair B Proposed Plans), 203 rev PL1 (Stair B Proposed Sections), 201 rev PL1 (Room Layouts Typical 6 Person Meeting Rooms), M.301 rev A, M.304 rev A, E.306 rev A, E.301 rev A, M.303 rev A, M.302 rev A, E.303 rev A, E.305 rev A, E.300 rev A, M.308 rev A, E.307 rev A, E302 rev A, M.307 rev A, M.305 rev A, M.306 rev A, E304 rev A, Letter dated 13 April 2018, Design & Access Statement dated April 2018 and Energy and Sustainability Statement dated 14 May 2018.

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

000 rev PL1, 100 rev PL1 (Existing Elevations Provender Store), 100 rev PL1 (Ground Floor Existing Plan), 101 rev PL1, (First Floor Existing Plan), 102 rev PL1 (Second Floor Existing Plan), 102 rev PL1 (Railway Viaduct Arch 11 Elevation - As Proposed), 200 rev PL1, 101 rev PL1 (First Floor GA Plan - As Proposed), 100 rev PL1 (Ground Floor GA Plan - As Proposed), 102 rev PL1 (Second Floor GA Plan - As Proposed), 100 rev PL1 (Provender Building Proposed Elevations), 201 rev PL1 (Provender Building GA section A), 202 rev PL1 (Provender Building GA section B), 203 rev PL1 (Proposed Lift Plans & Sections), 200 rev PL1 (Stair A Plans - As Proposed), 202 rev PL1 (Stair A Proposed Sections), 201 rev PL1 (Stair B Proposed Plans), 203 rev PL1 (Stair B Proposed Sections), 201 rev PL1 (Room Layouts Typical 6 Person Meeting Rooms), M.301 rev A, M.304 rev A, E.306 rev A, E.301 rev A, M.303 rev A, M.302 rev A, E.303 rev A, E.305 rev A, E.300 rev A, M.308 rev A, E.307 rev A, E302 rev A, M.307 rev A, M.305 rev A, M.306 rev A, E304 rev A, Letter dated 13 April 2018, Design & Access Statement dated April 2018 and Energy and Sustainability Statement dated 14 May 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting listed building consent

The proposals include a number of refurbishment works including the installation of a new DDA-compliant lift, new WCs including a wheelchair accessible WC, new staircase, new entrance doors and reception area, and

new partition walls. The proposals take a 'light touch' approach, and will use existing structural bays to define the layout of the proposed cellular offices. The new stair core would be positioned so as to avoid existing timber rafters. Any connections to existing brick walls would be fixed to mortar joints.

The applicant has submitted detailed drawings of drainage and MEP services as well as the proposed office partition walls and how these would be affixed to the historic fabric. These details are considered acceptable and would not harm the historic significance of the building, and as such it is not considered necessary to impose further conditions.

The Council's Conservation Officer has assessed the proposals and confirmed that the works would not cause harm to the historic plan form of the building, nor result in a harmful loss of historic fabric and as such would not harm the significance of the heritage asset.

No objections were received prior to the determination of this listed building consent application.

The site's planning history has been taken into account prior to making this decision and 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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

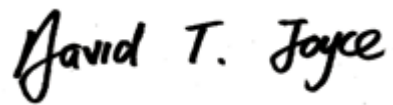
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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 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.
- 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.

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