

Application ref: 2019/4715/P  
Contact: Laura Hazelton  
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Date: 7 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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LabTech London Limited  
The Stables Market, Chalk Farm Rd  
LABS Atrium  
London  
NW1 8AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Horse Hospital  
Stables Market  
London  
NW1 8BG**

Proposal:

Installation of new mechanical and electrical services comprising the removal of cabling and pipes attached to the elevations of the buildings, the relocation of essential services, and the replacement of required external fittings. Relocation of the existing AC condensers on the west elevation to within the ramp against the Chalk Farm Road Wall.

Drawing Nos: 001, 002, ME.01 rev C, ME.02 rev P, ME.08 rev G, ME.09 rev K, ME.11 rev D, ME.12 rev D, ME.13 rev D, ME.14 rev D, ME.15 rev D, ME.16 rev D, ME.17 rev D, ME.18 rev D, ME.19 rev C, ME.20 rev C, ME.21 rev D, ME.22 rev E, ME.23 rev D, ME.24 rev C, ME.25 rev C, ME.26 rev C, ME.27 rev D, ME.28 rev B, ME.29 rev A, ME.30 rev A, Noise Impact Assessment reference AS10742.180924.NIA.1.2, Design and Access and Heritage Assessment.

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 policies 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: 001, 002, ME.01 rev C, ME.02 rev P, ME.08 rev G, ME.09 rev K, ME.11 rev D, ME.12 rev D, ME.13 rev D, ME.14 rev D, ME.15 rev D, ME.16 rev D, ME.17 rev D, ME.18 rev D, ME.19 rev C, ME.20 rev C, ME.21 rev D, ME.22 rev E, ME.23 rev D, ME.24 rev C, ME.25 rev C, ME.26 rev C, ME.27 rev D, ME.28 rev B, ME.29 rev A, ME.30 rev A, and Noise Impact Assessment reference AS10742.180924.NIA.1.2.

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

- 4 Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, plant or equipment and ducting at the development shall be

mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application seeks permission for the new distribution of mechanical and electrical services, the removal of external cabling and pipework attached to the elevations of the building, the relocation of essential services, and the replacement of required external fittings such as CCTV cameras and lighting. The proposals also include the relocation of the existing AC condensers on the west elevation of the building to the top of the ramp behind the building. The space is currently used for the storage of kegs associated with the adjacent drinking establishment, and as such would not result in the loss of an existing market stall. This location would provide improved cover for the AC units rather than their existing highly visible location which causes harm to the appearance of the building. The AC units would be within an existing timber framed pergola structure and shielded from views by new timber screening. The applicant has confirmed the timber screening will be temporary while long term proposals for the refurbishment of this area and the adjacent market stalls is worked on.

The proposals would rectify and remove a number of unauthorised and harmful alterations to the listed building. The works include the removal of surface-fixed cabling to the external elevations, making good all services openings, and removal of fixings, brackets and supports. New wiring is proposed to be provided via a new internally run system with no surface cabling. The existing flood lighting to all elevations would be removed and replaced with more traditional and sympathetic light fittings, similar to the existing fittings approved elsewhere in the markets. The above ground gas pipework would be rerouted below ground to provide a neater finish, and the existing CCTV and wifi would be removed and replaced with more discreet solutions which are the same as existing fixtures approved elsewhere.

The Council's Conservation Officer has reviewed the proposals and confirmed the alterations are acceptable. The changes to the services and cabling would improve the appearance of the building and the existing harmful interventions would be replaced with more traditional and sympathetic fixtures and fittings which would preserve the special interest and significance of the building and enhance the character and appearance of the Regent's Canal Conservation Area.

Due to the nature and location of the proposals, they would not cause harm to neighbouring amenity in terms of daylight, outlook or loss of privacy. A noise impact assessment has been submitted in support of the application which has been reviewed by the Council's Environmental Health Officer and confirmed to

propose sufficient noise levels with specified noise mitigation as required to meet Camden's noise standards.

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 regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 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 policies A1, A4, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and


Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer