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Planning and Borough Development  
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**FAO: Laura Hazelton and Catherine Bond**

18 September 2020

**Our ref: LJW/NFD/AKG/J10115**

**Your ref: PP-09002329**

Dear Laura and Catherine

**Town and Country Planning Act 1990 (as amended)  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Horse Hospital, Stables Market, Camden, London, NW1  
Application for Listed Building Consent and Full Planning Permission**

On behalf of our client, Camden Market Estate Holdings Limited (the 'Applicant') we enclose an application for planning permission and listed building consent for the following works to the Horse Hospital, Stables Market, Camden, London, NW1 (the 'Site'):

**Planning Permission: "Alteration works to the external elevations of the Horse Hospital, including replacement fire escape doors, bird perching deterrents, varnished timber windows, replacement of existing first floor level awning and 3x additional wayfinding signs"**

**Listed Building Consent: "Alteration works to the external elevations of the Horse Hospital, including replacement fire escape doors, bird perching deterrents, varnished timber windows, replacement of existing first floor level awning and 3x additional wayfinding signs"**

### **Site and Surroundings**

The Site subject to this application is located within the Camden Stables Market.

The Horse Hospital is Grade II\* listed and within the Regents Canal Conservation Area.

The site is located within the Camden Town designated town centre.

### **Relevant Planning History**

On 1 November 2007 listed building consent (ref: 2007/3366/L) was approved at the site for the:

**"Replacement of windows with louvres, installation of toilet facilities, sound insulation and internal cladding together with other alterations in association with the change of use of the first floor and part of the ground floor (Unit 93) from retail use (Class A1) to a mixed use comprising art gallery/exhibition space and bar (Sui Generis)."**

The works were not entirely built out in line with the approved designs. This application seeks to rectify this and improve poor quality modern interventions that have been made at the site.

### **Pre-Application Advice**

A site visit was held on 31 January 2019 with Camden planning, conservation and enforcement officers.

It was agreed that an application for planning permission and listed building consent to regularise the works undertaken to the site should be submitted.

### **The Proposals**

This application seeks listed building consent and retrospective planning permission for the following works set out on page 3 of the Design and Access and Heritage Statement, prepared by LabTech and submitted in support of this application:

- i. Replacement of 2 no. fire escape doors with traditional framed, ledged and braced timber doors;
- ii. Replacement of 2 no. double door sets, located externally and internally mid-way along the north elevation with traditional framed, ledged and braced timber doors externally and a steel framed double door and sidelight arrangement located internally;
- iii. Three-light fixed frame in South Elevation Central Range to be replaced with glazed steel framed window;
- iv. Varnished timber framed window (former manure shaft) at western end of South Elevation Central Range to be replaced with braced timber fixed boarded door and frame;
- v. Plastic bird perching-deterrent spikes to be replaced with stainless steel sprung wire system;
- vi. Replacement of metal framed canvas awning fixed to brickwork above first floor windows and spanning halfwidth of West elevation; and
- vii. Addition of 3 wayfinding signs to north and south elevations.

The works are considered necessary to improve the character and appearance of the listed building; facilitate the occupation of the upper floor in the short and long term and improve the quality of the surrounding public realm.

The proposals will not alter the quantum of existing internal floorspace at the Site and access and internal layouts will remain unchanged.

### **Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The National Planning Policy Framework ('NPPF') (as updated February 2019);
- ii. The London Plan, being the Spatial Development Strategy for Greater London (2016); and
- iii. The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Camden are currently consulting on various Camden Planning Guidance documents.

### **Statutory Legislation**

As the site is located within a conservation area and is Grade II\* listed, statute regarding the historic environment is relevant.

Section 66 of the Planning (Listed Buildings and Conservations Area) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Planning Assessment**

#### Design, Heritage and Access

Camden Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In order to maintain the character of Camden's conservation areas the council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist development that would cause harm to significance of a listed building through an effect on its setting or would cause harm to its special architectural and historic interest.

The proposals have been designed to have minimal impact on the existing building and to improve and enhance the character and appearance of the listed building following poor quality modern interventions. The proposed works will deliver a refined industrial aesthetic quality to the site in-keeping with the surrounding historic environment. As a result of improving the appearance of the Horse Hospital, the character and appearance of the surrounding conservation area and the wider Market will be improved.

It is considered that the proposals will have the following public benefits:

- i. Sensitive refurbishment works to replace modern features with architectural elements that have been designed to be in-keeping with the character and appearance of the listed building;
- ii. Enabling the long-term occupation of the upper floors of the building ensuring that the building can remain in-use for all to appreciate; and
- iii. Preserve and enhance the character and appearance of the Regents Canal Conservation Area.

In line with the NPPF tests, the submitted Design, Access and Heritage Statement, prepared by LabTech, demonstrates that the proposed alterations will either have a: moderate positive, slight positive, or neutral impact on the significance of the listed building.

Therefore, it is considered that the proposed interventions will have a positive impact on the value and significance of the building, safeguarding the significance of the building and the stables complex in the long term.

### Enhancing the Stables Market

Local Plan Policy TC6 states that the Council will consider the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets.

The proposals are in line with Camden Local Plan Policy TC6 as they will refurbish an important building with the Stables Market thereby supporting and improving the continued function of the Site and contributing to the wider Stables Market.

### **Conclusion**

The development can be seen to improve to the character and appearance of the Stables Market, so contributing to the success of the market at large and to the appreciation of its heritage assets in line with Local Plan Policies D2 and TC6.

It is considered that the proposals for which planning permission and listed building consent is sought complies with the relevant statutory tests and planning policies within the Camden Local Plan. It is considered that there are no material considerations of sufficient weight to determine that the application is other than in accordance with the Development Plan, on this basis, planning permission should be granted for the application accordingly.

### **Supporting Documents**

In support of this application, we enclose the following documents:

- Completed Application Form and certificates;
- Site Location Plan, prepared by Labtech;
- Completed CIL Form, prepared by Gerald Eve; and
- Existing and proposed plan, section and elevation drawings;
- Design and Access and Heritage Statement, prepared by LabTech.

The requisite fee of **£234** (plus a £25 planning portal service charge) has been paid online using the planning portal.

We look forward to receiving confirmation of registration and validation in due course. In the meantime, please do not hesitate to contact Anna Gargan (020 7518 7240) of this office should you have any questions regarding the above.

Yours faithfully,



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