

Application ref: 2020/3237/L
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Gerald Eve
72 Welbeck Street
London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Makers Alley
Camden Stables Market
Chalk Farm Road
London
NW1**

Proposal:

Replacement and installation of new shopfronts, including the refurbishment and redesign of the kiosks, and associated works.

Drawing Nos: 21941-MA-VER-DR-A-07-001 rev C, 21941-MA-VER-DR-A-07-002 rev B, 21941-MA-VER-DR-A-07-100 rev B, 21941-MA-VER-DR-A-07-101 rev B, 21941-MA-VER-DR-A-07-102 rev B, 21941-MA-VER-DR-A-07-103 rev B, 21941-MA-VER-DR-A-07-104 rev B, 21941-MA-VER-DR-A-07-110 rev C, 21941-MA-VER-DR-A-07-111 rev D, 21941-MA-VER-DR-A-07-112 rev C, 21941-MA-VER-DR-A-07-113 rev D, 21941-MA-VER-DR-A-07-114 rev C, 21941-MA-VER-DR-A-07-116 rev A, 21941-MA-VER-DR-A-07-118 rev C, 21941-MA-VER-DR-A-07-119 rev C, 21941-MA-VER-DR-A-07-120 rev D, 21941-MA-VER-DR-A-07-130 rev C, Design document received 10/07/2020.

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: 21941-MA-VER-DR-A-07-001 rev C, 21941-MA-VER-DR-A-07-002 rev B, 21941-MA-VER-DR-A-07-100 rev B, 21941-MA-VER-DR-A-07-101 rev B, 21941-MA-VER-DR-A-07-102 rev B, 21941-MA-VER-DR-A-07-103 rev B, 21941-MA-VER-DR-A-07-104 rev B, 21941-MA-VER-DR-A-07-110 rev C, 21941-MA-VER-DR-A-07-111 rev D, 21941-MA-VER-DR-A-07-112 rev C, 21941-MA-VER-DR-A-07-113 rev D, 21941-MA-VER-DR-A-07-114 rev C, 21941-MA-VER-DR-A-07-116 rev A, 21941-MA-VER-DR-A-07-118 rev C, 21941-MA-VER-DR-A-07-119 rev C, 21941-MA-VER-DR-A-07-120 rev D, 21941-MA-VER-DR-A-07-130 rev C, Design document received 10/07/2020.

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 work of making good to the Grade II* listed wall 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

Permission is sought for the replacement of the existing market stalls on the Horse Hospital ramp, known as Makers Alley. The existing units were built in 2001 (ref: PEX0100466); however, are considered unsuccessful in terms of design, appearance and materials and have deteriorated in quality since originally constructed. As such, their replacement with new units of a higher standard of design and materials is welcomed. The replacements would be glazed with thin black aluminium frames and detailing, with black standing seam metal roof and folding doors. The industrial design and materials would be in keeping with other new frontages within the markets and the industrial heritage of the site. Detailed drawings have been provided with the application, and a mock-up has been erected on site, so officers are confident with the standard of final design and do not consider it necessary to secure details by condition.

The existing frames would be re-used so that the new units would be of the same footprint and height as existing. As such, the impact on the setting of the Grade II* listed wall and Horse Hospital and the character and appearance of the conservation area would be similar to the existing, if not improved, by the

new materials and design. The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the character and appearance or significance of the Grade II* listed horse hospital, associated wall, or this part of the Regents Canal Conservation Area.

No objections were received prior to the determination of this application. The Regents Canal CAAC confirmed they have no objections to the proposals and Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

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 2019.

- 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 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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment