

Application ref: 2020/5969/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)  
Date: 16 February 2021

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Provender Store and 99s  
Stables Market  
Chalk Farm Road  
London  
NW1 8AH**

Proposal:

Installation of 5 grilles to the south elevation.

Drawing Nos: 001 rev PL1, 100 rev PL2, 101 rev PL2, 102 rev PL2, 110 rev PL2, 111 rev PL2, 112 rev PL2, 300 PL2, 400 rev PL2, 401 rev PL2, 402 rev PL2, 403 rev PL2, M.06, Design and Access Statement dated 2020, Additional design statement ref: 210111, Mechanical and Electrical Services Design Statement.

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 rev PL1, 100 rev PL2, 101 rev PL2, 102 rev PL2, 110 rev PL2, 111 rev PL2, 112 rev PL2, 300 PL2, 400 rev PL2, 401 rev PL2, 402 rev PL2, 403 rev PL2, M.06, Design and Access Statement dated 2020, Additional design statement ref: 210111, Mechanical and Electrical Services Design Statement.

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

#### Informative(s):

- 1 Reasons for granting permission.

The Provender Store and Chalk Farm Buildings (99s) are both Grade II listed buildings and are located within the Regents Canal Conservation Area and the Camden Town Centre. The upper floors of the Provender Store have been vacant after being affected by a fire in the adjacent railway arches in 2014. The 99s have been used largely as ancillary storage to the ground floor retail units and occasionally for temporary events. The buildings have been subject to thorough refurbishment including roof and joinery repairs, upgraded mechanical and electrical installation and cleaning, and repointing of historic brickwork (approved under references 2016/4583/P and 2016/5324/L). Permission was also granted in 2018 for the use of the Provender Store as offices and associated internal and external works including a new internal lift, staircases, internal partitions and servicing (references 2018/1851/P and 2018/1893/L), although these permissions were never implemented.

Planning permission and listed building consent are now sought for the physical works required to refurbish the site and enable floorspace to be re-occupied for market retail space. The external works are limited to the installation of five external grilles to the south elevation to provide extract to the proposed WCs. The decorative grilles would be made of cast iron which would ensure they are sensitive to the character and appearance of the listed building. The grilles would be discreet in size and be an appropriate design and material for the listed building and as such would preserve the significance and appearance of the listed building and this part of the Regents Canal Conservation Area.

Due to the location and nature of the proposals, they would not harm the amenity of neighbouring residents by way of loss of outlook, daylight/sunlight or privacy.

No objections have been received prior to making this decision and the

planning history of the site has been 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 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 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Publication London Plan 2020 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 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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer