

Application ref: 2021/0060/L
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Installation of 5 grilles to the south elevation and internal works including the installation of market shop units, a lift, two new staircases, new WC facilities, lighting and services and the removal of redundant services, associated with the use of the building for market retail use.

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 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: 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: 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of service runs for all new servicing demonstrating the relationship of new pipework and cabling with historic fabric.

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.

- 5 Fixings shall not be made to the brickwork and shall be made within the mortar joints only.

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 Provender Store and Chalk Farm Buildings (99s) are both Grade II listed buildings and 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.

Internal alterations include the installation of a new DDA-compliant lift, new WCs, two new staircases, and new openings between units at ground floor level of the Provender store. The proposed alterations are almost identical to those approved in 2018 in terms of the level of intervention and the location of the new WCs, stairs and lift. Where new partitions are proposed, fixings to the historic brickwork will be carried out using battens secured to mortar joints only, where applicable, and this shall be secured by condition. The new stair cores and lift would be located within the existing structural bays and positioned between the cast iron primary beams and adjacent vertical pilasters so as to avoid existing timber rafters. Their design would be contemporary but industrial which would differentiate them as modern additions, whilst being sympathetic to the aesthetic of the historic buildings. Detailed drawings have been provided and as such it is not necessary to condition these details.

The proposals include the installation of freestanding framed units incorporating shelves, drawers, and display panels which would not be directly fixed to the listed fabric and are wholly reversible. The proposals would be 'light touch' and would use existing structural bays to define the layout of the proposed market stall frames.

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 application.

The site's planning history has been taken into account prior to making this decision. 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 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, the Publication London Plan 2020 and the National Planning Policy Framework 2018.

- 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.

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 typed name and title.

Daniel Pope
Chief Planning Officer