



GERALDEVE

London Borough of Camden
Planning Services,
5 Pancras Square,
London,
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Laura Hazelton & Catherine Bond

3 March 2021

Our ref: NJB/NFD/AKG/BWA/J10115

Your ref: PP-09575994

Dear Laura and Catherine,

**Horse Hospital in the Stables Market, Chalk Farm Road, NW1 8AB
Listed Building Consent Application**

We write on behalf of our client, Camden Market Estate Holdings Limited, to submit an application for listed building consent at the Horse Hospital in the Stables Market, Chalk Farm Road, NW1 8AN ('the site') for the following:

“The removal of paint and minor repairs to the wood panels forming the modular stalls in the Western range of the building.”

Site and Surroundings

The site is located within the London Borough of Camden (LBC).

The site is designated on the LBC's Policies Map as within the Regent's Canal Conservation Area and the Camden Town Centre.

The Horse Hospital is a Grade II* listed building and forms part of the Stables Market.

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).”

On 9 November 2020 listed building consent and retrospective planning permission (refs: 2020/4269/P and 2020/4300/L) were approved at the site for the:

“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.”

Pre-Application Advice

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

Proposals

This application seeks listed building consent for the removal of several layers of decorative paint applied to the timber section of the former horse stalls, and the repair or replacement, where applicable, of damaged timber pieces.

The painting of the stalls was identified as a planning breach highlighted by the London Borough of Camden in February 2019. These proposals seek the rectification of this breach.

The works will restore and improve the character and appearance of the interior of this listed building.

Local Development Framework

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: The National Planning Policy Framework (2019), the London Plan (2021) and the Camden Local Plan (2017).

In addition, supplementary planning documents relevant to the proposals include the Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Statutory Legislation

Statute regarding the heritage environment is relevant to this application. The site's historic fabric has been carefully considered in the development of the proposals having regard for the statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) 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.

National Planning Policy Framework

Paragraph 131 of the NPPF states that, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Furthermore, in paragraph 132 of the NPPF, it states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Planning Considerations

Heritage and Design

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. The Council will 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 proposed works will remove several layers of decorative paint applied to the timber of the horse stalls and, where necessary, will repair damaged timber pieces. Trials have been conducted to assess the methodology for removing the paint. Chemical removal was found to be inappropriate for the site because it would require long periods of exposure and some level of abrasion to complete the removal, whereas Nitromors gel proved effective, with a maximum exposure time of 10 minutes. The submitted Design, Access and Heritage Statement sets out the methodology of paint removal in detail.

Page 5 of the Design, Access and Heritage Statement explains how the timber repairs will be done.

According to the Design, Access and Heritage Statement, the proposed alterations do not affect the special interest of the building;
the level of proposed intervention is acceptable in conservation terms and is substantiated by the research undertaken.

The proposals are beneficial and will improve the condition of a valuable heritage asset and ensuring the building's continuous use, safeguarding the significance that the building and the wider Stables Market for present and future generations.

The proposals are therefore considered to comply with relevant national and local planning policy and meet the statutory tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enhancing the Stables Market

Local Plan Policy TC2 states Camden will seek to protect and enhance the role and unique character of each of Camden's centres and will seek to provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice. 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 policies TC2 and TC6 as they will support and improve the continued function of the Site within the Stables Market. The refurbishment of the interior of the building support its long term use and will therefore enhance the vitality and activity within this part of the market, helping contribute to securing the Stables Market's long-term future.

Conclusion

It is considered that the proposals represent a sensitive treatment of the interior of the listed building and will restore and preserve the building and will result in the preservation of its historical significance by returning the timber to its original state.

The proposals comply with the required planning policy and meet the relevant statutory tests as the proposals would result in no harm to the heritage asset. Listed building consent should therefore be granted.

Application Documentation

Please find enclosed the following documents in support of this application:

- Application forms and notices;
- Site Location Plan;
- Design, Access and Heritage Statement (including methodology of proposed works), prepared by LabTech;
- Existing plan, section and elevation drawings, prepared by Nicholas Jacob Architects; and
- Proposed plan and drawings, prepared by Nicholas Jacob Architects.
- Safety Data Sheet according to Regulation (EC) No 1907/2006, Nitromors All Purpose Paint & Varnish Remover, prepared by Henkel.

We look forward to your confirmation of the validation of this application. In the meantime, please contact Anna Gargan or Bethan Warwick of this office should you have any questions.

Yours faithfully,



Gerald Eve LLP

agargan@geraldeve.com
Direct tel. +44 (0)20 7333 7240
Mobile +44 (0)7979532721