

Application ref: 2021/2873/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 20 July 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
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

Installation of three horse statues across the Stables Market for a temporary period of 1 year.

Drawing Nos: Horses Sculptures Location Plan rev C, Horse Sculptures Block Plan rev A, Horse Sculptures Existing Layout rev A, Horse Sculptures Proposed Layout rev B, Horse Sculptures Atrium North Elevation rev B, Horse Sculptures Provender Elevation rev A, Horse Sculptures Camden Lock Place Elevation Rev A, Horse Sculptures Typical Horse Statue; Design & Access Statement dated May 2021; and cover letter dates 11 June 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Horses Sculptures Location Plan rev C, Horse Sculptures Block Plan rev A, Horse Sculptures Existing Layout rev A, Horse Sculptures Proposed Layout rev B, Horse Sculptures Atrium North Elevation rev B, Horse Sculptures Provender Elevation rev A, Horse Sculptures Camden Lock Place Elevation Rev A, Horse Sculptures Typical Horse Statue; Design & Access Statement dated May 2021; and cover letter dates 11 June 2021.

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

- 3 The temporary horse statues hereby permitted shall be removed and the site made good with the land restored to its former condition, on or before one year from the date of this decision, including removal of any fixtures or fittings that facilitate the statues.

Reason: The type of structures are not such as the local planning authority is prepared to approve, other than for a limited period, in view of their appearance, number and proximity to listed buildings. The permanent retention of the structures would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Temporary permission is sought for the installation of three horse statues within Stables Market in the following locations - between the Long Stables Market and the Provender Store; at the west end of Camden Lock Place; and to the south of the Horse Hospital. Temporary permission is sought for a period of one year, with the intention being to welcome visitors back to the markets and provide information regarding the history of the markets, the buildings and the history of horses within the market. The statues will be decorated either by artists or school children, and the applicant is intending to work with LB Camden's STEAM team to hold a competition with local schools.

The statues would be made of fibreglass on a weighted base, and fixed to the mortar joints between the existing granite setts to ensure there was no long term damage to the historic fabric and ensure the works were fully reversible. The statues would also be located within the setting of the grade II listed Provender Store and Interchange buildings and Grade II* Horse Hospital. However, given the temporary nature of the proposals, they are not considered to result in harm to their significance. Furthermore, the statues would relate to the history and heritage of the markets, and would contribute towards their vitality and vibrancy of the markets and town centre.

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

Special regard has been attached to the desirability of preserving the setting of the adjacent listed buildings and their settings or any features of special architectural or historic interest which they possess under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 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 [ERR] 2013.

One letter of support was received which also requested that the statues are donated to an alternative site in Camden after they are removed. This is not a material planning consideration, but the response has been forwarded to the applicant.

The planning history of the site has been taken into account when coming to this decision.

Overall, the proposed temporary development is in general accordance with policies D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer