

Application ref: 2021/3784/P  
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Date: 29 October 2021

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

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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:  
**Chalk Farm Gate and Chalk Farm Road Building**  
**Stables Market**  
**Chalk Farm Road**  
**London**  
**NW1 8AH**

Proposal: Demolition of existing roof and replacement with new canopy structure, demolition of existing wall, replacement of existing market doors with new bi-fold gates, removal and rationalisation of existing services containment, installation of new external lighting to the facade of the Chalk Farm Road building, seating and signage. Use of part of the Site as an outdoor cafe (Class E)

Drawing Nos: 713-110 rev A, 713-111 rev A, 713-112 rev A, 713-113 rev A, 713-114 rev A, 713-115 rev A, 713-116 rev A, 713-117 rev A, 713-118 rev A, 713-119 rev A, 713-120 rev A, 713-122 rev A, Design, Access and Heritage Statement, Entrance Signage document dated July 2021, Design and Access Statement Engineering Report issue P01 dated 14 July 2021, and letter dated 4 August 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: 713-110 rev A, 713-111 rev A, 713-112 rev A, 713-113 rev A, 713-114 rev A, 713-115 rev A, 713-116 rev A, 713-117 rev A, 713-118 rev A, 713-119 rev A, 713-120 rev A, 713-122 rev A, Design, Access and Heritage Statement, Entrance Signage document dated July 2021, Design and Access Statement Engineering Report issue P01 dated 14 July 2021.

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

- 3 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.

Informative(s):

- 1 Reason for granting permission

Planning permission is sought for the replacement of the entrance gates into the Stables Markets and installation of associated signage; the removal of the existing canopy structure behind the boundary wall and erection of a replacement canopy; installation of a new seating and café area beneath; and associated alterations to existing services.

The existing gates are non-original timber bi-folding doors. They do not contribute to the character or architectural or historic significance of the wall and there is no objection to their loss. The new gates would be black metal with vertical detailing and a slim fascia which is in keeping with shopfront designs throughout the markets and the industrial heritage of the site. New signage would be installed to the brickwork above with subtle halo illumination which would match the signage recently recommended for approval above the entrance to the North Yard (ref: 2020/5789/A).

The entrance way into the markets sits between the north side of the railway viaduct and the adjacent historic market building which runs along the south side of Chalk Farm Road. An unsympathetic roof structure has been installed to cover this area constructed of timber with an asphalt roof. It is proposed to remove the structure along with a brick partition wall and services cupboards which are clad in fake brick. These structures are all non-original and detract from the character and appearance of the area. There is no objection to their

removal. The existing services will be retained but concealed and integrated within the new canopy. The new canopy would have a glazed roof supported by a series of arched profiled Glulam beams in reference to traditional railway architecture. The proposed materials include timber, brickwork, painted steel, and marble which would be in keeping with the industrial railway character and approved design elsewhere within the markets.

The wall forms part of the Chalk Farm Road Building (Former Tackroom of Railway Stables) and is grade II listed. The works would involve the removal of modern harmful interventions only and would enhance the appearance of the heritage asset and the character of this part of the Regents Canal Conservation Area. The Council's Conservation Officer has assessed the proposals and confirmed the proposed works preserve and enhance the character and appearance of the Regent's Canal Conservation Area, and would not cause harm to the significance of the Grade II heritage asset or those in the nearby surroundings.

It is proposed to install new seating and a café area beneath the canopy. The area would be small, measuring 32.3sqm and would help to activate the entranceway, enhancing the role, character, and vibrancy and supporting the function of the markets. It is considered a suitable town centre use in this location.

Due to the location and nature of the proposed development, the works would not impact the amenity of any adjoining residential occupiers in terms of outlook, daylight, noise or privacy.

No objections have been received and the site's planning history was 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 (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.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D4 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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](http://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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer