

Application ref: 2021/3903/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:
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 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: 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.

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.

Informative(s):

- 1 Reason for granting listed building consent

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 and would cover a new seating and bar area. 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 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 loss to their objection. 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). Within the market, wayfinding signage is proposed to assist visitors in navigating their way around the market upon arrival. Signage on the brick will be wall-mounted directional signage screwed to the mortar joints. Elsewhere, the wayfinding signage will be black vinyl applied to the proposed timber joinery.

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.

Following structural surveys of the existing roof and its interfaces with the surrounding market building fabric, it was discovered that the roof is currently performing as a lateral restraint to the main Chalk Farm wall and therefore providing essential support to the listed structure. The new canopy proposal has been designed to continue to provide structural support to the Chalk Farm Wall whilst limiting the number of fixings into the wall to ensure limited impact on the historic fabric.

It is proposed to clean the brickwork and remove graffiti from the Chalk Farm Road wall. The method proposed is as previously approved for historic buildings elsewhere in the markets.

The Council's Conservation Officer has assessed the proposals and confirmed the proposed works would not cause harm to the significance of the Grade II heritage asset or those in the nearby surroundings.

No objections have been received prior to the determination of the application. The site's planning history was taken into account when coming to this decision.

The site's planning history has been taken into account prior to making this decision and 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 [ERR] 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

- 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 2021.

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 printed name and title.

Daniel Pope
Chief Planning Officer