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Planning and Borough Development
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FAO: Laura Hazleton

Our ref: LJW/NFD/AMU/BWA

Your ref: PP-11207951

21 April 2022

Dear Laura,

Town and Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

The Vanguard Theatre (previously known as the First Floor of the Horse Hospital), Stables Market, Camden, London, NW1

Application for Listed Building Consent and Full Planning Permission

On behalf of our client, Hartshorn Hook Enterprises (the 'Applicant') we enclose an application for listed building consent and planning permission in respect of the fit out of The Vanguard Theatre (previously the First Floor of the Horse Hospital), Stables Market, Camden, London, NW1 (the 'Site').

Proposals

Planning permission and listed building consent is sought for:

"External works to the rear, north-facing elevation including the installation of new signage and lighting and all associated works".

Listed building consent is sought for:

"Internal works comprising the installation of a stage structure, lightweight partitions and floor levelling, reconfiguration of modernised internal areas, and other minor adjustments including reversible painting of the ceiling, blocking of windows and associated works."

The proposals form part of a wider strategy to enable the Site's use as The Vanguard Theatre, operating as an immersive theatre, as approved under planning permission ref: 2020/4731/P, dated 24 November 2021. The proposals will not alter the quantum of existing internal floorspace at the Site and access will remain unchanged.

The works for which listed building consent and planning permission are sought are set out in detail within the documentation and drawings submitted in support of this application. In summary, the works are:

- External works in the form of signage and lighting to the rear, north-facing elevation;

- Adjustments to the building entrance areas;
- Internal levelling of floors;
- Reconfiguration works to modernised internal areas; and
- Other minor adjustments;
 - Painting of the ceiling throughout the building.
 - Blocking of the windows
 - Internal stage set.

The works are necessary to facilitate the approved use as an immersive theatre. For the avoidance of doubt, there is only one area of decorative signage proposed as part of this application. All others will be applied for separately in due course once design details have been confirmed.

Site and Surroundings

The Site is located on the First Floor of the Horse Hospital, located within Stables Market. The Horse Hospital is Grade II* Listed together with the boundary wall fronting Chalk Farm Road.

The building runs parallel with Chalk Farm Road and is located within Camden Town Centre, and the Regents Canal Conservation Area.

Stables Market contains a number of listed buildings and historic buildings which make a positive contribution to the conservation area. The markets comprise a mix of uses including market retail, food and beverage and restaurant uses, leisure uses and employment floorspace.

Relevant Planning History

Planning permission (ref. 2020/4731/P) was approved on 24 November 2021 for:

“Use of the first floor as an immersive theatre space, drinking establishment and ancillary events (sui generis).”

The proposals were for the change of use only, and did not involve any physical works, alterations, or extensions.

Pre-Application Advice

A site visit was held on 6 April 2022 with LB Camden Planning and Conservation Officers. It was agreed that the majority of proposed works would be acceptable in principle and where concerns were expressed by Camden, the Applicant has sought to respond to the comments received. Officers made clear that an application for planning permission and listed building consent to approve the proposed works to the Site should be submitted.

Local Development Framework

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan consists of:

- i. The London Plan, being the Spatial Development Strategy for Greater London (2021); and

- ii. The Camden Local Plan (2017).

Relevant supplementary planning guidance for the site includes the Regent's Canal Conservation Area Appraisal and Management Strategy (2008) and the Advertisements CPG (2018).

Statutory Legislation

As the site is located within a conservation area and is Grade II* Listed, statute regarding the historic environment is relevant.

Section 66 of the Planning (Listed Buildings and Conservations Area) 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.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy Framework

Under paragraph 194 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. Paragraph 197 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 viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 sets out that where a development proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Planning Assessment

Design and Heritage

London Plan Policy HC1 'Heritage Conservation and Growth' stipulates in part C that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. Further, development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

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. In order to maintain the character of Camden's conservation areas the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The

Council will also 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.

External works are proposed to the rear, north-facing elevation to add hand painted signage to the modern, central wooden door. It is proposed that the door will be re-painted green with the signage painted at eye height. A new wall mounted lantern is proposed to the right of the door; this would be of a traditional design to appear as a gas lantern but illuminated electronically. The proposals have been assessed by Donald Insall Associates in a Heritage Assessment submitted as part of this application, and they have concluded that the external works are not harmful to the Listed Building as the door decorative signage will be discreet and the lantern is sympathetic in design terms and only requires minimal fabric intervention. In addition, Donald Insall Associates have concluded in the Heritage Assessment that external changes are minimal and would have no noticeable impact on the conservation area or setting of other listed buildings.

It is proposed that a timber framed partition will be placed in Space 1, as outlined in the Proposed Site Layout Plan. This partition will allow separation of the southern toilets to be accessed from outside and the northern toilets to be accessed by the audience of the theatre only. The partition is considered necessary to operate the approved immersive theatre and has been designed to be reversible. The Heritage Assessment highlights that the partition will not cause harm to the historic fabric of the building.

Furthermore, in Space 2 as outlined in the Proposed Site Layout Plan, it is anticipated that a temporary timber floor will be placed onto the existing floor. The existing floor in this space is uneven. The new timber floor will be self-supporting and will not be fixed to the listed fabric. The Heritage Assessment sets out that whilst the temporary floor would obscure the existing historic floor, it would not cause any damage and is required so that the space can be used safely by the audience. It is anticipated that works to the floor would need to be undertaken regardless of the tenant use.

Some fixings and other alterations are necessary to create a black box interior required for theatrical performance. The Heritage Assessment has concluded that the impact of these interventions is considered to be minimal, causing low level of less than substantial harm. In line with comments made by LB Camden officers during the site visit, it is proposed that the windows will be blocked out using a mid-dark grey colour. More details on this are included within the Schedule of Works, prepared by Hartshorn Hook Enterprises.

Instead, the alterations will improve and enhance the character and appearance of the listed building and to make the building fit for its approved use as an immersive theatre.

The less than substantial harm identified in the Heritage Assessment is outweighed by the public benefits of the proposed works, which include:

- i. Sensitive refurbishment works which are wholly reversible;
- ii. Enabling the long-term occupation of the first floor of the Horse Hospital, ensuring that the building can remain in-use for all to appreciate and providing a viable use; and
- iii. Preserving and enhancing the character and appearance of the Regents Canal Conservation Area.

As a result of improving the internal appearance of the Horse Hospital, the character and appearance of the surrounding conservation area and the wider Stables Market will continue to be maintained and enhanced. Therefore, the proposals comply with Policy HC1 of the London Plan and Policy D2 of the Local Plan.

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 Plan Policies TC1 and TC6 as they will support and ensure the continued function and character of the Site within the Stables Market.

The proposals will delivery of the approved use which will act as an anchor drawing people through the market to this location and attracting a wider range of visitors which will help contribute to securing the Stables Market's long-term future.

Conclusion

The internal works can be seen to maintain the character and appearance of the Site and the Regent's Canal Conservation Area and will support the function of the Site, so contributing to the success of the market at large and to the appreciation of its heritage assets in line with Local Plan Policies D2 and TC6.

It is considered that the proposals for which planning permission and listed building consent is sought complies with the relevant statutory tests and planning policies within the Camden Local Plan. It is considered that there are no material considerations of sufficient weight to determine that the application is other than in accordance with the Development Plan, on this basis, planning permission and listed building consent should be granted accordingly.

Supporting Documentation

In support of each of the applications, we enclose the following documents:

- Completed Application Form and Certificates, prepared by Gerald Eve;
- Site Location Plan, prepared by Gary Beestone Associates;
- Completed CIL Form, prepared by Gerald Eve;
- Existing and Proposed Drawings, prepared by Gary Beestone Associates;
- Schedule of Works, prepared by Hartshorn Hook Enterprises;
- Historic Building Report, prepared by Donald Insall Associates; and
- Heritage Assessment, prepared by Donald Insall Associates.

The application fee of £462.00 (plus a £32.20 planning portal service charge) has been paid online via the planning portal.

We look forward to receiving confirmation of registration and validation of the application in due course. In the meantime, please do not hesitate to contact Natalie Davies or Anna Murray of this office should you have any questions regarding the above.

Yours faithfully,



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