

Application ref: 2022/1190/P
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Date: 4 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Stables Market
Chalk Farm Road
London
NW1 8AH

Proposal:

Installation of new shopfronts and louvre panels to the north, south and east elevations, the infilling of the existing steps and associated works

Drawing Nos: A1000, A1001, A1100, A1102, A1110, A1112, PA1061, PA3100 03, PA3102 03, PA3061, PA7511 02, PA7510, Design & Access Statement, cover letter dated 22 March 2022.

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: PA3100 03, PA3102 03, PA3061, PA7511 02, PA7510

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 Reasons for granting permission.

Planning permission was previously granted for the change of use of the lower and upper basement levels of the Atrium building for family entertainment use (Sui Generis) under reference 2020/5876/P granted on 13/04/2022. The current application and the associated advertisement consent are for associated alterations to the entrance into the venue.

At the lower ground level at the base of the entrance steps, the eastern entrance features an additional 6 steps down into this entrance. It is proposed to infill these steps to match the adjacent ground level. The ground would be finished in matching materials, and as such, there would be limited visual impact and minor improvements to the site's accessibility.

To the north and east elevations, the existing retail entrances would be replaced with a new brick fascia (to match the existing brickwork on the building) with black metal framed glazed doors. New signage would be black metal lettering installed to the brick fascia panel. Other minor alterations include the installation of black metal fire escape doors to the south elevation and metal louvre panels to the south and north elevations. The louvre panels would serve the fresh air handling system approved as part of application reference 2020/5876/P and would not result in noise or odour disturbance.

The existing shopfronts are not considered to be of a particularly high quality and do not contribute to the character of the markets or this part of the conservation area. The proposed replacements would be in keeping with the existing materiality of the building and recent approved works elsewhere in the markets. The proposed signage would be appropriate in terms of its size and location. Overall, the development is considered to preserve the character and appearance of the Stables Markets and this part of the Regents Canal Conservation Area.

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 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 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 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) 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer