



Historic England

Ms Laura Dorbeck
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Direct Dial: 0207 973 3777

Our ref: L01488482

16 May 2022

Dear Ms Dorbeck

Arrangements for Handling Heritage Applications Direction 2021

Authorisation to Determine an Application for Listed Building Consent as Seen Fit

HORSE HOSPITAL FIRST FLOOR STABLES MARKET LONDON NW1 8AF Application No 2022/1798/L

Applicant:	C/o Gerald Eve LLP
Grade of building(s):	II*
Proposed works:	External works to the rear, north-facing elevation including the installation of new signage and lighting and all associated works
Drawing numbers:	Drawings as approved
Date of application:	21 April 2022
Date of referral by Council:	26 April 2022
Date received by Historic England:	26 April 2022
Date referred to CLG:	16 May 2022

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

Yours sincerely

Officials have considered the information given above on behalf of the Secretary of State, and do not intend to require the application concerned be referred.

Signed *Lorraine Gamble*

Date 30/05/2022

Claire Brady

Inspector of Historic Buildings and Areas
E-mail: claire.brady@HistoricEngland.org.uk

NB: This authorisation is not valid unless it has been appropriately endorsed by the



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Secretary of State.



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**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HORSE HOSPITAL FIRST FLOOR STABLES MARKET LONDON NW1 8AF
Application Nos 2022/1798/L & 2022/1722/P**

Thank you for your letters of 26 April 2022 regarding the above applications for listed building consent and planning permission. We refer you to the following published advice which you may find helpful in determining the applications.

We welcome the proposed creative reuse of this building for theatrical production. The building is a former horse hospital dating from the 19th century, which originally provided rest bite for horses operating in the former Camden Goodsyard. Due to the rarity of this building type and largely intact nature of this simple brick building with open roof structure, stock brick walls, relatively small windows, horse stalls and horse access ramps, it has been recognised as being of high heritage significance and is Grade II* listed.

We do not wish to object to the proposed new partitioning, services, set-related alterations and window coverings, which appear to be easily reversible. However, we acknowledge that the proposed set-related alterations and window coverings could cause a low degree of harm to the significance of the building, as they serve to obscure historic features of the building. In accordance with policy 202 of the National Planning Policy Framework, we recommend that this low level of harm is weighed in the balance against any public benefits of the proposals and is mitigated through placing a condition on any grant of listed building consent requiring that the set-related alterations and window coverings are removed from site if the building is no longer in long-term use for theatrical purposes.

During a recent visit to the site, we also became aware that the building may not be easily accessible for people with disabilities due to the setted finishes on the ramps outside. We would welcome future discussions with the applicants and site owners



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focused on improving accessibility to the Horse Hospital.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. If you would like detailed advice from us, please contact us to explain your request.

Your Authority should take these representations in account and determine the applications in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the listed building consent application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

Claire Brady

Inspector of Historic Buildings and Areas

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