

Application ref: 2022/1722/P
Contact: Laura Dorbeck
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Date: 28 June 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Gerald Eve
72 Wellbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Horse Hospital
First Floor
Stables Market
London
NW1 8AF**

Proposal:

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

Drawing Nos: V1, PBI-011, PBI-021, PBI-031, 30120-D01, 30120-D02/1 B, 30120-D03, 000 rev 003, 001 rev 000m 22-714-01 A, 22-714-02 A, 22-714-03, 22-714-04, 22-714-05, 22-714-06 A, 22-714-07 A, 22-714-08, Proposed works specifications titled 'Peaky Blinders: The Rise - Proposed Works', Letter dated 21 April 2022, Heritage Assessment by Donald Insall Architects, Historic Building Report dated 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: V1, PBI-011, PBI-021, PBI-031, 30120-D01, 30120-D02/1 B, 30120-D03, 000 rev 003, 001 rev 000m 22-714-01 A, 22-714-02 A, 22-714-03, 22-714-04, 22-714-05, 22-714-06 A, 22-714-07 A, 22-714-08, Proposed works specifications titled 'Peaky Blinders: The Rise - Proposed Works', Letter dated 21 April 2022, Heritage Assessment by Donald Inshall Architects, Historic Building Report dated March 2022.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a number of minor external alterations alongside an accompanying listed building application for internal works. The applications are submitted in association with a recent approval for the change of use to an immersive theatre and drinking establishment (ref: 2020/4731/P).

The proposed external works include the addition of hand painted signage to the modern wooden door to the rear north-facing elevation which would be re-painted green alongside a new wall-mounted lantern. This would be of a traditional design but illuminated electronically. The proposed alterations would be discreet and sympathetic to the character and appearance of the listed building and the lantern would require only minor intervention to the historic fabric. All alterations would be fully reversible and would not cause harm to the significance of the listed building or the character and appearance of the Regents Canal Conservation Area.

Due to the location and nature of the proposals and the limited external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been 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 and the character and appearance of the conservation area, under sections 66 and 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 D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer