

Application ref: 2022/1798/L
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Gerald Eve
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

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.

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 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: 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.

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.

- 4 Should the theatre use of the site cease, the following works to the listed building hereby approved shall be removed within 3 months from the cessation of the use: the black-out boards on the windows and rooflights, the painted sign on the entrance door, the lamp adjacent to the door, and all temporary fixtures and fittings within the building relating to partitions and screens, the theatre stage, floating floor, theatre sets and lighting rigging.

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 Reasons for granting listed building consent

Listed Building Consent is sought for a number of internal and external alterations in association with the 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, reversible intervention to the historic fabric.

Internal alterations associated with the new immersive theatre use include the installation of new timber framed partitioning; the laying of a new temporary

timber floor and replacement screed floor; fixtures and fittings to create a 'black box' interior required for the theatre use; and the installation of a temporary and reversible stage set.

New partitioning would be inserted within the western entrance lobby to separate one set of modern toilets so that they would be accessible from the adjacent exterior bar as well as providing sound protection for the theatre use. The partitioning would be fully reversible, freestanding and cut around the historic timber and metal gates, with fixings only made into the modern mezzanine plasterboard ceiling to ensure there is no harm to the historic fabric. To the eastern end, an existing series of modern cellular rooms would be reconfigured to accommodate back of house rooms, with new partitions being in slightly different alignments.

A number of windows are required to be boarded over to provide light control for the theatre use. It is proposed to fix timber screens to the window frames which would be back painted light grey to avoid a boarded up appearance from the exterior. The rooflights would also be concealed with a temporary timber cover, also painted light grey externally, and the modern plasterboard ceiling would be painted black alongside the existing AC units. Given the high location of the windows and rooflights, the visual impact of them being boarded up would be limited. The historic roof beams would hold in place the new theatre rigging, which would be fixed with pressure clamps to avoid the use of screws or other intrusive fixings that could harm the historic fabric.

Within the main central spaces, no works are proposed to the surviving historic stable box partitions which contribute to the building's historic significance. A fully reversible stage set would be installed to the western half of the first floor and a new self-supporting timber floor would be installed where the existing historic floor is very uneven. It would not be fixed into the floor ensuring there was no harm to historic fabric and it would not be fitted within the historic stable box area. Areas of damaged modern cement screed would also be replaced with new screed which would improve their appearance. The new stage sets would be temporary, involving loose furniture, backdrops, a raised gangway accessed by a circular staircase and stage set partitions. All partitions would be self-supporting and fully reversible. The stage sets have been designed to avoid permanent and intrusive fixings into the historic building and as such there would be no harm to the historic fabric. Any harm to the overall visual appearance and proportions to the stables would be temporary and reversible.

- 2 The Horse Hospital is located within the former site of the coal yard and was historically the stables of the Camden Goods Depot, the London terminus for goods traffic on the London and Birmingham Railway. The building consists of two adjoining ranges; the larger western range was constructed in 1882-3 during the 1880s expansion of the depot to accommodate 92 horses, and further extended by the eastern range in 1897 to accommodate an additional 40 horses. The site is listed Grade II* with the building's architectural interest and intactness (as a fine example of 19th century industrial stabling) and its historic interest and group value (as a 19th century railway building) contributing to its significance. Of particular importance is the quality of the external aesthetic in combination with the remaining original interior stables fixtures and fittings which contribute to its Grade II* designation.

The application site was previously used as a nightclub where a significant number of harmful alterations were made without consent. Following the departure of the previous tenant, works have been ongoing to rectify these unauthorised works and sensitively restore the internal décor and layout. The proposals, in association with the previous consent for the change of use to a theatre, would allow the ongoing use of the building as an entertainment venue whilst being designed to be as sensitive as possible - mostly completely reversible, temporary, and not involving harm to the historic fabric. The blocking up of windows and changes to the layout would visually alter the plan form and appearance of the building; however, given these changes would be temporary, reversible and sympathetic to the historic fabric, they would not harm the special interest of the grade II* listed building. The fact that the proposals would provide a continued long term viable use in keeping with more recent entertainment function of the building and contributing to the vitality and viability of the Stables Markets and Camden Town Centre, is welcomed.

No objections were received prior to the determination of this application. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

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 proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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.
- 4 You are advised that should there be a change-over of theatre shows, requiring the replacement of the existing set with a new set, provided no physical changes are made to fabric including the roof, internal and external walls, floors, external windows, doors and rooflights, a further listed building consent is unlikely to be required. However, any changes affecting these historic elements are likely to require listed building consent. In this case, you are advised to seek advice from the Council by way of a pre-application inquiry.

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