

Application ref: 2022/1693/P  
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Date: 14 September 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

von Preussen Pease Reynolds Architects Ltd.  
22 Prince of Wales Road  
Kentish Town  
London  
NW5 3LG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Horse Hospital Terrace  
The Stables Market  
London  
Chalk Farm Road  
NW1 8AH**

Proposal:

Installation of a collapsible shutter, extractor and extractor vent and two walls.

Drawing Nos: 181\_X\_01\_00 P1, 181\_X\_04\_01 P1, 181\_X\_05\_01 P1, 181\_X\_06\_01 P1, 181\_X\_06\_02 P1, 181\_X\_21\_01 P1, 181\_X\_21\_02 P1, 181\_X\_22\_01 P1, 181\_X\_22\_02 P1, 181\_X\_23\_01 P1, 181\_X\_23\_02 P1, 181\_X\_24\_01 P1, 181\_X\_24\_02 P1, 181\_A\_01\_00 P1, 181\_A\_04\_01 P1, 181\_A\_05\_01 P1, 181\_A\_06\_01 P1, 181\_A\_06\_02 P1, 181\_A\_21\_01 P1, 181\_A\_21\_02 P1, 181\_A\_21\_03 P1, 181\_A\_21\_04 P1, 181\_A\_22\_01 P1, 181\_A\_22\_02 P1, 181\_A\_23\_01 P1, 181\_A\_23\_02 P1, 181\_A\_24\_01 P1, 181\_A\_24\_02 P1, Design and Access Statement dated April 2022, Plant Noise Assessment dated 14th July 2022, and Heritage Statement dated July 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: 181\_X\_01\_00 P1, 181\_X\_04\_01 P1, 181\_X\_05\_01 P1, 181\_X\_06\_01 P1, 181\_X\_06\_02 P1, 181\_X\_21\_01 P1, 181\_X\_21\_02 P1, 181\_X\_22\_01 P1, 181\_X\_22\_02 P1, 181\_X\_23\_01 P1, 181\_X\_23\_02 P1, 181\_X\_24\_01 P1, 181\_X\_24\_02 P1, 181\_A\_01\_00 P1, 181\_A\_04\_01 P1, 181\_A\_05\_01 P1, 181\_A\_06\_01 P1, 181\_A\_06\_02 P1, 181\_A\_21\_01 P1, 181\_A\_21\_02 P1, 181\_A\_21\_03 P1, 181\_A\_21\_04 P1, 181\_A\_22\_01 P1, 181\_A\_22\_02 P1, 181\_A\_23\_01 P1, 181\_A\_23\_02 P1, 181\_A\_24\_01 P1, 181\_A\_24\_02 P1, Design and Access Statement dated April 2022, Plant Noise Assessment dated 14th July 2022, and Heritage Statement dated July 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external extractor vent panel shall be colour matched to the adjacent canopy within 2 months of the date of this decision and permanently retained and maintained as such.

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.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet must be in accordance with the 'Guidance on the assessment of odour for planning 2018' by the Institute of Air Quality Management.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of a retractable gate, extractor canopy and vent, and new walling to conceal the adjacent railway and the Atrium building elevation. The works are required to fulfil the operational needs of the existing restaurant and drinking establishment, to allow the site to be secured out of hours, to provide ventilation to the small kitchen and to conceal the existing unattractive railway railings and atrium building.

The proposed shutter/gate would be fixed to the existing modern canopy columns and timber decking and only closed out of hours, and as such, would have minimal impact on the appearance and significance of the listed Horse Hospital, nor would it impact the historic cobbles. The proposed extractor would sit below the main canopy line and be fixed behind an aluminium panel which would preserve the distinctive roof line and ensure it wasn't highly visible from street level. The external vent would sit within the existing canopy and colour matched to preserve the overall appearance. The proposed walling would help to enclose the end of the terrace area and shield views of the railway and adjacent building. The existing railings and wall are not attractive or of a high quality, and the installation of the new walling would improve their appearance. The new walls would not exceed the height of the existing walls and would not impact any historic fabric.

The proposals have been reviewed by the Council's Conservation Officer who has no objection to the works and considers them to preserve the character, appearance and significance of the grade II\* listed Horse Hospital, as well as the character and appearance of the Regents Canal Conservation Area.

Due to the location and nature of the proposals they would not harm neighbouring amenity by way of loss of outlook, daylight or privacy.

An acoustic assessment has been submitted in support of a planning application in relation to the extractor and extractor vent. The installation is a simple kitchen canopy incorporating two centrifugal fans and is typical of small

scale commercial restaurant plant. The assessment has been reviewed by the Council's Environmental Officer who confirms the calculations show that the noise criteria of the proposed façade design and plant strategy should meet the Local Authority criteria and should not have an adverse impact on the nearest sensitive receivers. The proposals are therefore acceptable in environmental health terms subject to the attached conditions.

No objections were received prior to determination, and 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 to preserving or enhancing the character or appearance of the conservation area, under s.66 and s.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, A1, and A4 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](http://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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer