

Application ref: 2022/3294/L
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von Preussen Pease Reynolds Architects Ltd.
22 Prince of Wales Road
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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 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 policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

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.

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.

- 2 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.

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



Daniel Pope
Chief Planning Officer