

Application ref: 2024/3866/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Phillips Planning Services Limited
Kingsbrook House
7 Kingsway
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Friends House
173-177 Euston Road
London
NW1 2BJ

Proposal:

Internal alterations to second floor toilets and comms room.

Drawing Nos: Site Location Plan; Second Floor, Friends House - Existing (Version 1.01); Second Floor, Friends House - Existing Toilet Block (Version 1.01); Second Floor, Friends House - Proposed Toilet Block (Version 1.01);

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:

Site Location Plan; Second Floor, Friends House - Existing (Version 1.01);
Second Floor, Friends House - Existing Toilet Block (Version 1.01); Second
Floor, Friends House - Proposed Toilet Block (Version 1.01);

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The application building is a grade II listed building, dating from 1924-28. It was built as the central office and library for the Quakers in Britain, to the design of Hubert Lidbetter. It is still largely in this use today.

The building's special interest is partly derived from its historic interest as the administrative centre of the Quakers in Britain, but also for its architectural interest due to its distinguished neo-Georgian design which includes its interior and the varied elements that combine together for a multi functional complex.

It is proposed to relocate a partition wall to create a larger toilet area. Plans in the heritage statement show that the space affected has been subdivided and the wall to be relocated is modern. At the site visit it was clear that this is much altered part of the building with modern fabric.

The proposed works do not affect any historic fabric or feature, and do not impact on the historic plan form of the building. Therefore, the special interest of the listed building will be preserved.

As the works are internal to a Grade II listed building, no public consultation is required. No comments have been received.

The site's planning history was taken into account when arriving at this decision.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023,.

- 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.
- 3 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.

- 4 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.

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