

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/09/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Pound				2012/3649/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Marylebone Road London NW1 4DF				See decision letter.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Internal alterations at basement and ground floor levels to partitions, flooring, ceilings, including provision of mechanical and electrical services.							
<b>Recommendation(s):</b>		Grant listed building consent.					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<u>Press and site notices</u> displayed – no responses received. <u>English Heritage</u> – flexible authorisation received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a – listed building consent only.					

## Site Description

Grade II\* listed building, formerly a terrace of 3 stucco-fronted houses dating from the early C19, with alterations and substantial C20 extension to the rear. Listed at II\* for its group value with the nearby Nash terraces around Regent's Park.

The building is in office use.

## Relevant History

2009/0466/L – listed building consent granted 20.04.2009 for *Erection of a glazed internal partition at second floor level of office building.*

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage  
DP25 Conserving Camden's heritage

## Assessment

Listed building consent is sought for minor works of alteration at basement and ground level, in order to relocate the existing kitchen facility to the same level as the staff café area.

Basement level. The building has been altered internally and retains few features of significance at basement level. Plasterwork and joinery is modern. The kitchen is proposed to be situated within an existing store room, and an adjacent small room subdivided to create two new store cupboards. The kitchen area will be lined out with a catering-grade surface wall and ceiling covering; this will be supported off timber battens affixed at floor and ceiling level and not affixed directly to the walls. The lining will not have a detrimental impact on any historic fabric, and is reversible in nature. It is also proposed to install ductwork at this level; openings within the existing masonry will be required to accommodate this, but these are predominantly to be made within modern/replacement fabric, and will not harm any significant historic fabric.

Ground level. The works proposed at this level are contained entirely within the building's modern extension, and as such, will have no impact on the building's special interest at this level.

The works are not considered to cause harm to the building's special architectural and historic interest, in line with local and national policy and guidance. Approval is therefore recommended.

### Disclaimer

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