

Mr Robert Hamil  
John McAslan and Partners  
JMP  
7-9 William Road  
London  
NW1 3ER

Application Ref: **2015/5994/L**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

8 March 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Religious Society of Friends  
Friends House  
173 Euston Road  
London  
NW1 2BJ**

Proposal:

Proposal for the redevelopment of Friends House garden and terrace areas including work to existing building facade and external walls and balustrades.

Drawing Nos: (1498-G710-XP-) 00; 01; 01-H; (1498-G710-XS-) 01; 04; (1498-G710-S-) 01 Rev 04; 02 Rev 02; 03 Rev 01; 04 Rev 04; (1498-G710-P-) 01 Rev 02; 02 Rev 04; 04 Rev 02; 07 Rev 02; (1498-G322-D-) 01; 02 Rev 03; 1498-G500-D-01 Rev 05; 1498-G710-D-10; 1498-JC20-P-01 Rev 03.

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The historic joinery including the doors which are in good condition but not being retained in situ shall be reused where possible elsewhere in the development at locations agreed in writing by the local planning authority.

The relevant part of the development shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the conservation area in accordance with the requirements of policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

Whilst the garden setting of the listed building will be altered, the effect is not considered to harm the setting of the heritage asset. Whilst the alterations to the hard landscaping surrounding the listed building are considered an enhancement, an appropriately worded condition has been attached to the listed building consent which requires the retention of the historic joinery including the doors to allow for the reuse throughout the building. It is considered that the landscaping scheme is considered an enhancement to the existing situation. The planting and landscaping details have been assessed by an Arboricultural Officer and are considered acceptable. It is considered that the design is well considered, presented and justified. The proposals are consistent with policy and guidance, and comply with policies DP24 and DP25.

The proposal will improve the access from the gardens to the Friends' House which complies with policy DP29. The new outdoor seating associated with the café is not considered to raise amenity issues as it is located away from the residential areas and as such complies with policy DP26.

Whilst the development will have some visual impact, this is not considered to be to the detriment of the Bloomsbury Conservation Area or the Listed Building. It is not considered that any aspect of the proposal will significantly harm the amenity of any adjoining residential occupiers.

No objections have been received. The site's planning history was taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

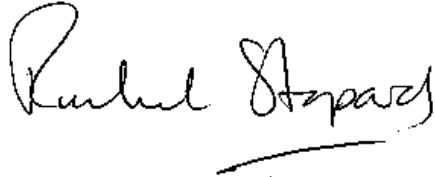
As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan (2015) Consolidated with Alterations Since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment