

Mr Richard Thelwell  
Cotleigh Consulting  
23-24 The Grren  
Southgate  
London  
N14 6EN

Application Ref: **2016/0301/L**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

23 March 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**2 Marylebone Road**  
**London**  
**NW1 4DF**

Proposal:  
Re-building of the four pilasters to Albany Street entrance and replacement of existing (and introduction of new) brackets to support front elevation stone cornice/balcony.  
Drawing Nos: Location plan, CC3625/01, CC3625/02, CC3625/03, CC3625/04, CC3625/05, Cotleigh Consulting Design and Access Statement (dated January 2016) and Cotleigh Consulting Schedule of Works (dated January 2016).

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 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.

- 3 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.

#### Informative(s):

- 1 Reason for granting listed building consent

The proposal seeks to repair the four pilasters and replace and introduce brackets to support the front elevation and balcony. The schedule of repairs and accompanying drawings for (i) the repair of the first-floor balcony by inserting new brackets on the underside, and (ii) the structural repair and application of new stucco to four entrance portico columns, are considered to demonstrate a sensitive approach which will prolong the life of the grade II\* listed building. The proposed works will preserve the special interest of the building as well as enhance the character and appearance of the Regent's Park Conservation Area.

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 2013.

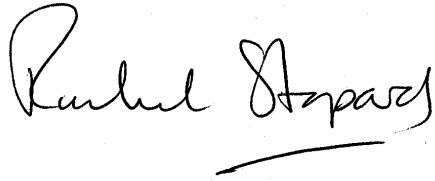
Historic England has issued an authorisation to determine this application.

As such, the proposed development is in general accordance with 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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