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13 July 2016

Planning Advice and Information Service
(Camden Council)
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

**Submitted via the Planning Portal
Reference PP-05318809**

Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
WHICH? HEADQUARTERS, 2 MARYLEBONE ROAD AND 1-9 ALBANY STREET, CAMDEN, NW1 4DF
PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR CCTV EQUIPMENT INSTALLATION**

We have been instructed by our Client, the Consumer Association Ltd. (also known as Which?) to submit this application for planning permission and listed building consent for the installation of CCTV equipment at the above property.

The building is Grade II* listed and the list description is attached at Appendix 1.0. For the avoidance of doubt, this letter comprises a Design and Access Statement and Heritage Statement.

Background

Which? were granted planning permission and listed building consent on 12th February 2015 for the refurbishment and extension of existing offices (B1) including the relocation of the existing core to the extended areas on Peto Place under consent reference 2013/5886/L. An accompanying application for planning permission was granted on the same day under planning permission reference 2013/5840/P for the external works to the listed building and the works to Nos 1-9 Albany Street to the rear. The London Borough of Camden advised that 1-9 Albany Street is not part of the listed building at 2 Marylebone Road.

In December 2015, planning permission was granted under permission reference 2015/4752/P under Section 73 of the 1990 Town and Country Planning Act for minor material amendments to the room form and Peto Place façade permitted under permission reference 2013/5840/P. Listed building consent for the changes was granted under reference 2015/5224/L submitted under Section 19 of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Planning permission and listed building consent was resubmitted for works to the

listed part of the Which? Headquarters, which was granted 23 March 2016 under references 2016/0534/P and 2016/0639/L.

We make the point that permissions 2016/0534/P and 2016/0639/L did not permit any changes to the listed building above and beyond what was approved under 2013/5886/L, but the application was submitted for the sake of good order as the drawings approved under consent reference 2013/5840/P showed alterations to 1-9 Albany Street (notwithstanding that those alterations did not require listed building consent).

In January 2016 listed building consent was granted under permission 2015/5541/L for minor alterations to the lower ground floor of the listed building. The consent gave permission for new plant infrastructure and bathroom facilities.

Application proposals

Which? wish to install 13 external CCTV cameras at their Headquarters, and 1 external sounder and strobe unit. Of these items, 5 cameras will be attached to the Grade II* listed building at 2 Marylebone Road, with the remaining 9 at 1-9 Albany Street (5 cameras) and Peto Place (4 cameras). The location of each item is shown on the drawings prepared by KPF Architects.

The type of camera varies, with full details on the specification of each camera provided in drawing ref. ASK-116. A mix of 6 pan-tilt-zone (PTZ) Cameras, and 7 Minidome Cameras are proposed, which will be either mounted to the existing fabric or fixed by a wall bracket.

This application comprises of the following:

1. Application Cover Letter, prepared by Montagu Evans LLP;
2. Planning Application Form, prepared by Montagu Evans LLP;
3. Site location plan (A-011);
4. Drawings by KPF Architects;
 - a. A-231 Albany Street & Peto Place Elevations Proposed CCTV Layout
 - b. A-232 Marylebone Road Elevation Proposed External CCTV Layout
 - c. A-140 Basement Proposed CCTV Layout
 - d. A-142 Ground Floor Proposed External CCTV Layout
5. ASK-116 Which? External Camera Equipment Schedule;
6. CIL Form

For the avoidance of doubt, this letter comprises a Design and Access Statement and Heritage Statement.

Reason for the proposed CCTV cameras

The proposed CCTV cameras and sounder unit comprise essential security equipment for the organisation, necessary to protect the persons and property which use the building. The building's prominent location also includes areas which are screened from public view, making trespass easier and more likely. The location of the cameras have been strategically chosen to cover the most sensitive areas.

2 Marylebone Road (Grade II*) Statement of Significance

No. 2 Marylebone Road is an early nineteenth century Nash terrace listed at Grade II*. It comprises three white stucco terrace houses (formerly 4-6 Albany Terrace) which are set over four floors with basement level. The primary significance of the building lies with its association to John Nash (1752-1835), its external appearance, and relatively intact plan form. The building was listed at II* for its group value with the Regent's Park Nash terraces.

The principal elevation is the southern frontage to Marylebone Road, which consists of the original Nash terraces. The former terraces are stuccoed with rusticated ground floors, the façade is symmetrical with projecting end bays and segmental bowed corners. A projecting Doric loggia lies in the central three bays of the elevation with balustrade parapet above surmounted by urns. The appearance of the returns to Albany Street and Peto Place have been compromised by the 1980s office block, which is being redeveloped as set out in above.

The interior of the building is devoid of historical features of architectural or historic interest having been converted to offices. This is likely to have occurred when 1-9 Albany Street was constructed in the early 1980s, and although the plan form is relatively intact, there are links through to Albany Terrace by way of doors and a central lift core.

The roof is composed of several small mansard roofs and chimney stacks. There is a modern stair extending from the listed building top floor providing access to the plant located to the front of the 1980s extension and is clearly visible from ground level.

The setting of the buildings has been severely compromised by the widening of Marylebone Road in 1960-1 which has resulted in the loss of their front garden areas and introduced a heavily trafficked dual carriageway in close proximity to what were originally domestic dwellings. The gardens were reduced in length to create a slip road onto Albany Street and represents a significant change to the setting of this group of buildings owing to the addition of noise and vibration associated with a busy road. It should be acknowledged that the architectural quality and coherence experienced around the Park is not maintained along Albany Street, where extensive post-war redevelopment has left a mixed urban context.

Assessment of the proposals

On the special interest of the listed building

Of the 14 security items proposed, 5 will be attached to the façade of the Grade II* listed 2 Marylebone Road. There will be 3 on the principal southern elevation, and 1 on each return to Albany Street and Peto Place.

The cameras on the Albany Street and Peto Place elevations (C7 and C20) will be located in the basement moat, below street level. The cameras will be obscured by the existing iron railings and will not be clearly perceptible. They will not, therefore, cause harm to the character and appearance of these elevations which are, in any event, secondary in significance to the principal southern elevation.

There will be 2 cameras and a sounder/strobe unit attached to the southern elevation of the listed building, which is the principal façade (C9, C10, and A1). C9 and A1 will be located in the basement moat, with C10 beneath the canopy of the first floor balcony, to the right of the main entrance.

C9 and A1 will not be clearly visible, obscured from view by the existing iron railings and their location below street level. C10 will also be hidden from clear view by the projecting Doric loggia and shadow created by the canopy. The cameras will therefore cause no visual impact on the character or appearance of the Grade II* listed building. They do not compromise or detract attention from the original Nash aesthetic in the streetscape. In particular, the colouration of the strobe unit (A1) is such that it will blend with the stucco façade.

The cameras are a reversible feature using modest fittings which will have a *de minimis* effect to the historic fabric.

Albany Street and Peto Place elevations

The 9 proposed CCTV cameras are small and of a simple design, which have been located so that they will have a negligible impact on the external appearance of the building.

The CCTV equipment is necessary to ensure the security of the building, part of which is listed Grade II*, and the viability of its use as an office of an important national charity.

Administrative Matters

The application fee of £390 has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2012. A cheque has been posted at the time of submitting the application via the planning portal.

We trust that the above is in order and will allow you to validate this application. Should you require further information, please do not hesitate to contact Helen Marrison (020 7312 7455, helen.marrison@montagu-evans.co.uk) or Tim Miles (020 7312 7444, tim.miles@montagu-evans.co.uk) at this office.

Yours sincerely,

MONTAGU EVANS LLP

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APPENDIX 1
Listed Building Description for 2 Marylebone Road

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBER 2 AND ATTACHED RAILINGS

List Entry Number: 1113114

Location

NUMBER 2 AND ATTACHED RAILINGS, 2, MARYLEBONE ROAD

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 10-Jun-1954

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477492

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2882SE MARYLEBONE ROAD
798-1/92/1109 (North side)
10/06/54 No.2
and attached railings
(Formerly Listed as:
ALBANY TERRACE, Marylebone Road
Nos.4, 5 AND 6)

GV II*

3 terraced houses. Early C19 with later alterations. Stucco with rusticated ground floors. Symmetrical facade with projecting end bays and segmental bowed corners. Entrance to former No.6 Albany Terrace on return to Albany Street.
EXTERIOR: 4 storeys and basements. 6 windows, 1-window corners and 6-window returns to Peto Place and Albany Street, some blind. Round-arched ground floor openings linked by impost bands. Doorways with fanlights and panelled doors, part glazed. Projecting Doric loggia to ground floor of centre bays with balustraded parapet above surmounted by urns. Continuous cast-iron balconies at 1st floor level. Architraved, recessed sashes, 1st floor with cornices except centre 3 windows in arcaded openings with shallow recesses and linked by impost bands. Main cornice at 3rd floor level. Round-arched openings to attic storey, above which cornice and blocking course. Right hand corner with round-arched doorway with part-glazed, panelled door with radial patterned fanlight. Albany Street return with tetrastyle Doric portico with balustraded parapet above.
INTERIORS: not inspected.
SUBSIDIARY FEATURES: attached cast-iron railings with lattice pattern to areas. Listed II* for group value with the Nash terraces.
Former Nos 4 & 5 Albany Terrace were listed on 14/05/74.

Listing NGR: TQ2882082235

Selected Sources

Map

National Grid Reference: TQ 28820 82235

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1113114.pdf](#)



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