Camden

**Regeneration and Planning
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Application Ref: **2016/3388/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

12 August 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: Installation of a video production room at basement level and other minor internal alterations.

Drawing Nos: Site Location Plan, Cover Letter & Heritage Statement dated 17 June, 859 A-112; 859 A-113; 14195: -A100, -A101, -A102, -A102, -A103, -A104, -A612, -A613, -A614, -A615, -A617, -A658, -A659, -A660, -A661, -A664, -A665,-A671, -A672.

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.

Executive Director Supporting Communities

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 internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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   The site is a Grade II* listed building. The interior of the property has already been subject to various alterations and installation of modern fixtures and fittings associated with its current office use.

The proposals involve minor internal alterations, including the installation of a video production room at basement level. The alterations required for this element of the proposals include the installation of new lighting and a ceiling track, surface mounted trunking, a fibreglass acoustic partition wall to box in the existing window and the application of an opaque film to the glazing. The cornice is to be retained behind a lowered ceiling and the existing non-original door is to be replaced like-for-like. These works are reversible, and are not considered to harm the building's special interest. The proposed installation of suspended pendant light fixtures and replacement of modern brass ironmongery within the rest of the building is acceptable as it does not affect any features of special interest.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. Historic England was consulted, whereby a response was received on 14/07/2016 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. 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.
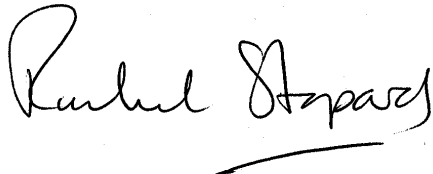
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 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   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.

4   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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Rachel Stopard
Executive Director Supporting Communities