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7 November 2016

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Submitted via the Planning Portal
PP-05610827

Dear Sir/Madam,

**WHICH? HEADQUARTERS, 2 MARYLEBONE ROAD, LONDON, NW1 4DF
APPLICATION FOR LISTED BUILDING CONSENT
MINOR ALTERATIONS TO LOWER GROUND FLOOR AND DETAILS OF STONE FLOOR AT GROUND
LEVEL**

We have been instructed by the Consumers' Association Ltd. (Which? Ltd) to submit this application for listed building consent at their Headquarters at 2 Marylebone Road. The proposed works to the listed building involve minor alterations to the openings for plant which were consented in January 2016 (ref. 2015/5541/L) and other minor cosmetic changes.

The building is Grade II* listed and the list description is attached as an appendix. For the avoidance of doubt, this letter comprises the Design and Access Statement and the Heritage Statement for this application.

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 (ref. 2013/5886/L). An accompanying application for planning permission was granted on the same day for the external works to the listed building and the works to Nos 1-9 Albany Street to the rear (ref. 2013/5840/P).

Works to the listed building were limited to minor internal rearrangements, the removal of existing roof structures and the reinstatement of the original roof form. Camden advised that part of the Application Site from the application – 1-9 Albany Place – is not part of the listed building at 2 Marylebone Road, and the works to 2 Marylebone Road could be carried out in isolation of the works permitted at 1-9 Albany Street.

In December 2015, planning permission was granted 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 (ref. 2015/4752/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.

In August 2016 listed building consent was granted for minor alterations to create a video production room at the lower ground floor (2016/3388/L).

Reasons for proposed alterations

Once the consented works had been commenced, investigative surveys have found that some changes are required to the original basement plant openings which were consented under ref. 2015/5541/L.

The investigative works revealed that there would be some unanticipated structural issues with implementing the consented openings, and that the plant itself would inhibit certain openings being used. Minor alterations to the consented openings are therefore proposed to address these issues so that plant can be effectively routed through the building.

The minor alterations involve new openings into the fabric of the listed building in the form of builderswork holes to distribute services within the basement as necessary. Some of the previously consented holes will not be used. Where possible, new openings are proposed in parts of the listed building where later works have removed any historic fabric of special historic or architectural interest.

Prior to works taking place, there was a large amount of services within the basement area of the listed building already, commensurate with the use of the rooms as plant rooms, shower rooms, kitchen and refectory room for the staff.

Application Proposals

The following works are proposed:

- Erection of new suspended ceilings;
- Some existing holes to be infilled;
- Enlarge four consented openings as shown on drawing no. ASK-064 Proposed
- Reduce the consented opening in the south wall of the video room and an additional new opening;
- A new opening above the doorway adjacent to the video room;
- A new opening in the central plant room;

- Two new openings into the 20th century fabric in the stairwell;
- A new opening between shower and kitchen at west end of building; and
- Replace the existing doors on the north elevation of the listed building.

The relevant drawings for the proposals are as follows:

- ASK-063 Listed Building Basement Plan Existing
- ASK-064 Listed Building Basement Plan As Approved
- ASK-064 Listed Building Basement Plan As Proposed

This application also includes drawing no. A-540 Ground Floor Lobby Finishes Proposed which provides greater details on the stone floor at ground floor level which was previously consented (refs. 2016/0534/P and 2016/0639/L).

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 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.

Although the building line at the rear of the building has been eroded the plan form of the buildings is otherwise relatively intact. The original stairs appear to have been retained, except at the lower ground level where there is a 20th century stair.

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 listed building was 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

The proposals represent only minor changes to the previous scheme for plant openings which were consented. In the light of the extensive alteration that already exists in the basement there is no harm to the special interest of the building, and the proposed new openings do not represent a new major loss of historic fabric. Where possible, the openings have been located in an area which is least sensitive, such as the later fabric in the stairwell.

The openings are necessary to accommodate the plant that is required for the new building to function properly.

It is proposed to replace the double doors which are located on the north side of the listed building at this level. Given that this would have originally been the rear wall, it is unlikely that the doors are original. We do not believe that the doors are of any historic or architectural quality, and they do not contribute to the significance of the listed building.

The doors have been lined and painted and the hinges being altered. It is necessary to replace the doors so that they meet with fire safety requirements.

The use of stone for the floor at ground floor level was previously consented (refs. 2016/0534/P and 2016/0639/L). The type of stone is sympathetic to the character of the listed building and does not affect its special interest.

Closing

We trust that the application material is complete and look forward to receiving notification of validation. Should you require any further information or have any queries, please do not hesitate to contact Helen Marrison (020 7312 7455 or helen.marrison@montagu-evans.co.uk).

Yours faithfully



MONTAGU EVANS LLP

Encl. List Entry for 2 Marylebone Road



Historic England

NUMBER 2 AND ATTACHED RAILINGS

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

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

National Grid Reference: TQ 28820 82235

Map



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The above 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](http://mapservices.HistoricEngland.org.uk/printwebservice/hle/StatutoryPrintsvc/449039/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
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End of official listing