

H Marrison
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/3888/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

19 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Marylebone Road
London
NW1 4DF

Proposal:
Installation of 13 external CCTV cameras and 1 external sounder/strobe unit at the property at 2 Marylebone Road, 1-9 Albany Street and Peto Place.
Drawing Nos: A-231, A-450, A-011, A-141, A-232, A-140, ASK-116, Design Access & Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 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 development hereby permitted shall be carried out in accordance with the following approved plans A-231, A-450, A-011, A-141, A-232, A-140, ASK-116, Design Access & Heritage Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission

The application relates to a Grade II* listed building on the corner of Marylebone Road and Albany Street, currently in office use. It comprises an older building facing Marylebone Road designed by John Nash and a later addition facing Albany Street and Peto Place. The building is stuccoed, rising 4 storeys, with a basement level. The site falls within the Regents Park Conservation Area.

The application seeks to install 13 external CCTV cameras, 1 external sounder and strobe unit and 8 speakers. The equipment would be sited at ground and basement levels only, with the basement level equipment located within the lightwells.

5 cameras will be located at 2 Marylebone Road, 5 at 1-9 Albany Street and 4 at Peto Place. The 8 speakers would be installed directly adjoining 8 of the cameras. The camera at ground floor level on the principal Marylebone Road elevation would be installed to the bottom of the entrance canopy, limiting the harm caused. No equipment would be installed above ground floor level, and the majority of installations would be well concealed within the basement lightwells.

Most of the proposed cameras/speakers would be fixed to the newer part of the building facing Albany Street and Peto Place. While the proposed development would cause some harm to the special interest of the building, the need for the development is justified within the design and access statement. The CCTV would provide security to the organisation and users of the building, which is vulnerable due to its prominent location and screened areas that could facilitate trespass. The cameras would be located in areas of highest vulnerability. The development would be fully reversible by repairs to the exterior stucco finish.

The installation of CCTV camera equipment would not have a material impact on amenity. Rules regarding the use of CCTV are not a planning matter and are set

out in the Data Protection Act.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the same Act.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework.

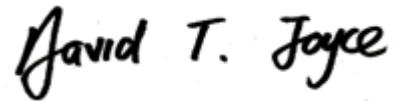
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Compliance and Enforcement team [Regulatory Services], 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities