

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

Application Ref: **2016/4139/L**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

19 January 2017

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 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 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 Reasons for granting listed building consent.

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 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.

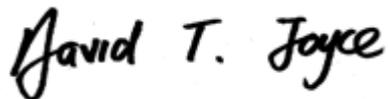
Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 policy CS14, and policies DP24 and DP25 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 2012.

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