

Application ref: 2021/1153/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

WHICH LTD
2 MARYLEBONE ROAD
LONDON
NW1 4DF

Proposal:

Repairs to main roof including replacement with natural slate.

Drawing Nos: Location Plan; 20-112-04-ROOF-P2; 20-112-05-ROOF-P2; 0-112-10-ROOF-P2; 20-112-04-ELE-01-P2; 20-112-04-ELE-02-P2; 20-112-10-ELE-01-P2; 20-112-04-ELE-02-P2; 20-112-04-DET-01-P2; 20-112-10-DET-02-P1(1); Design and Access 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan; 20-112-04-ROOF-P2; 20-112-05-ROOF-P2; 0-112-10-ROOF-P2; 20-112-04-ELE-01-P2; 20-112-04-ELE-02-P2; 20-112-10-ELE-01-P2; 20-112-04-ELE-02-P2; 20-112-04-DET-01-P2; 20-112-10-DET-02-P1(1); Design and Access Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade II* listed building, listed for group value with the Nash terraces. The building's significance is derived from its architectural and historic interest.

The proposals are for essential like for like repairs to the roof, where the slate tiles failed. The works proposed will ensure the roof's function is restored in a sensitive manner. Therefore, the proposals are assessed to preserve the building's significance.

No objections have been received. The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer