

Application ref: 2021/0730/L  
Contact: Colette Hatton  
Tel: 020 7974 5648  
Email: [Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)  
Date: 16 July 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Phillips Planning Services Limited  
Kingsbrook House  
7 Kingsway  
Bedford  
MK42 9BA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**173-177 Friends House**  
**Religious Society Of Friends**  
**Euston Road**  
**London**  
**NW1 2BJ**

Proposal:  
Refurbishment and repair works within the ground floor library/reading room  
Drawing Nos: Application form, Site Location Plan, DAHS February 2021, Friends House Library Reading Room Refurbishment v1.07 2021-06.

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: Application form, Site Location Plan, DAHS February 2021, Friends House Library Reading Room Refurbishment v1.07 2021-06.

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 Quaker meeting house and central offices was built in 1924-28 in a neo-Georgian style to the design of Hubert Lidbetter. The building is constructed on a steel frame with elevations of grey Luton brick and Portland stone. The windows are timber sash, with metal framed windows to the central block of the rear elevation.

The building is a long rectangular block, set on an east/west alignment, composed of three sections, each roughly square. The main elevation is to the Euston Road to the north, the library is to the south-east.

The proposals are to refurbish the library. The alterations include changes to the library door, replacement lighting, removal of cable runs within the floors and the repair of flooring, re-routing of cables, and the restoration of the sash windows.

The applicant would like the library to be more visible and accessible to those using the building and as a result would like to alter the entrance door. It is proposed to move the existing mostly solid door to the bookshop which has previously lost its door, and to install a door with increased glazing and an improved opening function. No historic fabric is lost due to the alteration and the replacement door is in keeping with the overall style of the building.

In addition, the cables that run within the floor are removed as well as the metal casing that contains them. Servicing and cabling is then rationalised and placed within the existing void, timber flooring to match the existing floor is then placed on top. This alteration will improve the appearance of the library floor.

The sash windows are repaired and restored within the scheme and the lighting replaced.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer