

Application ref: 2022/3541/L
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Mrs Caroline Hutson
Euston HS2 Site
The Podium, 6th Floor
1 Eversholt Street
Euston
NW1 2DN
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
Camden
NW1 2BJ

Proposal:

Installation of monitoring equipment to all elevations to monitor movement of the building during HS2 construction works.

Drawing Nos: S311_162; 783/103; 738/104; 738/105; 1CP01-MDS_ARP-EV-REP-SS08_SL20-990024;

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:

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.

- 4 The works hereby approved are for a temporary period only and shall be removed from the property, and the affected historic fabric reinstated to its pre-installation condition and made good using sensitive repair techniques using materials and techniques to match the existing building, within 6 months of the monitoring period ending.

Reason: The type of works are not such as the local planning authority is prepared to approve, other than in exceptional circumstances and for the limited period required, in view of their appearance and their impact on the special interest of the listed building. The permanent retention of the works would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

Friends and Drayton House were built in 1924-28 in a neo Georgian style to the design of Hubert Lidbetter. The grade II listed building is constructed on a steel frame with elevations of grey Luton brick and Portland stone. Its special interest is partly derived from its distinguished neo-Georgian design on a monumental scale, combining the various uses of the building into a single composition.

The building lies just to the south Euston Station and has been identified by HS2's nominated undertaker to require monitoring for any movement, distortion or cracking of the external facades caused by HS2 construction works. This will be for the duration of HS2 construction works and will only removed once these are complete and movement of no more than +/- 2mm is observed annually.

It is proposed to affix mini circular prisms, levelling scales and tiltmeters to the façade of the building. Where possible fixings will be made into mortar joints. Prism positions are vertically and horizontally aligned wherever possible to give a more ordered appearance and minimise the visual impact.

A single Automatic Total Station will be installed on the roof.

On completion of HS2 construction works all monitoring equipment will be removed and damage made good with matching materials. A condition has been attached to ensure this happens.

Whilst the works will cause a small element of harm to the special interest of the listed building this is not permanent and the fixings will be removed and damage made good. This is also balanced against ensuring that the structural stability of the building is monitored which is to the long term benefit of the listed building.

The proposals will cause less than substantial harm (paragraph 202 of the NPPF) to the special interest of the listed building. This level of harm has been reduced to the minimum possible and the works will be removed when no longer required. Great weight is given to preserving the special interest of the listed building but this is balanced with the public benefit of monitoring its condition and allowing it to remain occupied by its present users (its optimal viable use) during lengthy HS2 construction works. In this case the public benefits of the scheme outweigh the limited amount of reversible harm which is proposed and therefore it is recommended that the application is approved.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Bloomsbury CAAC was also consulted and raised no objection to the proposals.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer