

Application ref: 2023/2675/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 28 December 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Frankham Projects
Irene House
Five Arches Business Park
Maidstone Road
Sidcup
DA155AE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Euston Fire Station
172 Euston Road
London
Camden
NW1 2DH

Proposal:

Internal and external alterations associated with the installation of 5 air source heat pumps in rear courtyard.

Drawing Nos: Scope of Works_December 2023; Mechanical Services Heating Layout_C01; Mechanical Services Penetration Layout_FINAL; Typical Penetration Elevation Detail

Supporting - Euston FS Design and Access; Euston Fire Station HIA_June 2023; Euston Fire Station HIA_Addendum November 2023

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:

Scope of Works_December 2023; Mechanical Services Heating Layout_C01; Mechanical Services Penetration Layout_FINAL; Typical Penetration Elevation Detail

Supporting - Euston FS Design and Access; Euston Fire Station HIA_June 2023; Euston Fire Station HIA_Addendum November 2023

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 application building Euston Fire Station is Listed as Grade II* on the National Heritage List for England (No. 1342074) and is in the Bloomsbury Conservation Area. It is located on the north side of Euston Road at the junction with Eversholt Street with secondary access from Grafton Place to the rear. The Station was built in 1901-1902 and altered and extended later in the twentieth century. The original part of the building is recognised as a fine example of Arts and Crafts design by architect HFT Cooper of the Fire Brigade Branch of the London County Council Architects' Department.

The subject application relates to the internal works to the mechanical and electrical services associated with the installation of ASHPs which have been approved under (2023/2500/P), 3 August 2023. All proposed works are outlined in the Scope of Works_Dec23 document. The installation of internal servicing would require new openings through walls and floor slabs. The fabric impacted in these proposed new openings varies from modern partitions to load bearing historic masonry walls.

Harm the surviving historic fabric will be minimised through the substantial use of existing penetrations and routing through modern partitions. No new penetrations will be made where there are existing features of architectural interest.

Existing redundant internal pipework will be removed and the new system will consolidate the servicing to minimise infrastructure clutter. At Ground Floor level all high-level pipework will be re-concealed under the suspended ceiling. The suspended ceilings at First and Second floor will be removed reinstating the full vertical dimensions of the rooms.

Externally the only alteration will be the removal of a flue on the west elevation next to the kitchen bay window. The flue is visible from the public realm and appears as an incongruous feature on the historic front façade and its removal is therefore a heritage benefit.

The proposed works are therefore considered to maintain character and appearance of the Bloomsbury conservation area overall, and will also adequately preserve the special architectural and historic interest of the listed building.

The application has been advertised in the press whereby there were no consultation responses. Historic England were consulted and have issued a letter of flexible authority dated 15 August 2023.

- 2 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.

- 3 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.
- 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer