

Application ref: 2023/1865/P
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Date: 11 January 2024

Development Management
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JMS Planning & Development Ltd
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203 Westminster Bridge Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Pancras International Station

**Unit 2 Western Ticket Hall
Euston Road
London
N1C 4QL**

Proposal:

Removal of windows and installation of vent grills within openings, associated to Listed Building Consent ref: 2023/1866/L.

Drawing Nos:

Site Location Plan (StPanclntSt, Euston Rd, N1C4QL), RSTH/Sxxxx/01A RevD. Cover letter (JMS Planning 10/05/2023).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (StPanclntSt, Euston Rd, N1C4QL), RSTH/Sxxxx/01A RevD. Cover letter (JMS Planning 10/05/2023).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Elevations and section drawings of new ventilation grilles at a scale of 1:10 with typical framing section at 1:1
- b) On-site sample of vinyl window screening. To be first applied in the presence of the Council Conservation Officer with their consent to continue.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the shopfront (as revised) are considered acceptable in terms of their scale, detailed design and materials; they would not appear incongruous in the setting of the Grade I listed building and other commercial units as part of the wider site. The development is required to enable a new business to operate from Unit 2 of the Western Ticket Hall, formerly 'Boots', now proposed as 'Greggs'; no formal change of use Class is required.

The proposed works would require alteration to the shopfront elevation facing Euston Road, whereby two curved top light windows shall be removed and replaced with ventilation grilles. New grilles shall be fitted within the existing

window frames, and finish designed in accordance with other such grilles within the station site. The intervention is considered acceptable given the minor nature of the works, and the development would be entirely reversible. Detail of the grilles will be secured by condition to ensure their design is acceptable.

Existing (internal) window vinyls are to be removed as part of the development with replacements being installed, however the new shopfront would have a greater amount of open glazing than the existing arrangement. The specifics of the vinyl finish shall be conditioned and agreed by the Council's Conservation Officer with an on-site sample. External works also include general repair and making good which does not require permission, but is welcomed.

For the avoidance of doubt, the overall works would include the installation of signage; however, it has been demonstrated that these signs do not require advertisement consent. It is noted that the signs would be non-illuminated. The overall works are also subject to listed building consent, which is considered under the associated application reference 2023/1866/L.

The Council's conservation Officer has been consulted on the scheme and considers it to be acceptable subject to details which have been secured by condition attached to this decision.

The proposed development is considered to be minor in scale and given the location it would not impact the amenity of any adjoining residential occupiers in terms of noise, odour, outlook, daylight, or privacy.

No objections were received prior to the determination of the application, and the site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, and D3 of the London Borough of Camden Local Plan 2017. The proposal also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer