

Application ref: 2023/1866/L
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
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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

JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
London
SE1 7FR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, also with internal works associated to new operation.

Drawing Nos: Site Location Plan (StPancIntSt, Euston Rd, N1C4QL), RSTH/Sxxxx/01A RevD, RSTH/Sxxxx/01LB RevD, RS0E/S6814/01 RevDR, RS0E/S6814/02 RevDR, RS0E/S6169/03 RevA, RS0E/S6169/04 RevA, RS0E/S6169/05 RevB, RS0E/S6169/06 RevD, RS0E/S6814/07 Rev-, RS0E/S6169/08 RevA, Cover letter (JMS Planning 10/05/2023). Euston Rd St Pancras Station Graphics (Greggs: Creative Race: Natalie Dunn 28/04/2023).

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:

Site Location Plan (StPancIntSt, Euston Rd, N1C4QL), RSTH/Sxxxx/01A RevD, RSTH/Sxxxx/01LB RevD, RS0E/S6814/01 RevDR, RS0E/S6814/02 RevDR, RS0E/S6169/03 RevA, RS0E/S6169/04 RevA, RS0E/S6169/05 RevB, RS0E/S6169/06 RevD, RS0E/S6814/07 Rev-, RS0E/S6169/08 RevA, Cover letter (JMS Planning 10/05/2023). Euston Rd St Pancras Station Graphics (Greggs: Creative Race: Natalie Dunn 28/04/2023).

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.

- 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 policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

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'.

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 have been designed in accordance with other such grilles within the station site. The proposal considered acceptable given the minor nature of the works, and the development would be entirely reversible. Detail of the grilles are secured by condition in order to assess their acceptability.

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 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.

Internal works include alterations to the layout with installation of necessary catering related services and retail counter for the operation of the business. As noted above window vinyls shall be installed to screen preparation areas with full screening of the south east main window, although top lights here will be re-instated as glazing without screening. All proposed works are entirely reversible and are not considered to harm the historic fabric or special interest and setting of the Grade I listed building.

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.

A representative from HS1 commented on the initial proposals, however their comments have been addressed by revisions to the scheme and additional information supplied by the applicant.

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 listed building and its features of special architectural or historic interest, 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 proposed development is in general accordance with policy D2 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 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 2023.

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