

Application ref: 2023/2940/L  
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Date: 5 March 2024

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Kings Place  
90 York Way  
London  
N1 9AG

Dear Sir/Madam

## **DECISION**

Channel Tunnel Rail Link Act 1996

### **Heritage Deed Consent**

Address:  
**Unit 23**  
**St Pancras International Station**  
**Euston Road**  
**London**  
**N1C 4QL**

Proposal: Submission of heritage works details under the CTRL Act 1996 Heritage Deed (as revised) for enlargement of external Seating area to unit 23 at St Pancras International Station (including security infrastructure and landscaping features) infill of former parking bay and creation of new pavement to Pancras Road (ref: HS1/CAM/9).

Drawing Nos: Detailed design Barrel Vault External Area St Pancras Rev E prepared by JH.A dated 13/10/23; AD.01/D Rev E; AD.02 Rev C; AD.11; AD.03 Rev C; Heritage Works for Agreement pro forma; Heritage Deed Statement dated June 2023

The Council as the Local Planning Authority within the meaning of the above Act has **granted** heritage deed consent subject to the following informative(s) listed below:

Informative(s):

#### **1 Reason for granting**

The CTRL Act replaced the usual requirement to obtain Listed Building Consent by a requirement to obtain agreement for relevant works under a substitute scheme provided by a Deed on Heritage between the Nominated

undertaker, English Heritage and London Borough of Camden. Following the completion of the construction phase at the Station, the parties agreed that revised procedures should apply to works for the maintenance, alteration, renewal and operation of the Station to which paragraph 1 of Schedule 7 to the 1996 Act applies. The revised procedures are set out in a revised heritage Deed dated 9th August 2010 and this application has been submitted in accordance with that Deed.

The works consist of the enlargement of an external seating area adjacent to Unit 23 of St Pancras International Station and these works would include security infrastructure, landscaping features and the infill of a parking bay. A new 2m width of pavement would be created between the kerb and the outer boundary of the proposed seating area. The proposed development would replace a temporary arrangement of concrete barriers placed on the roadside to create the existing seating area. The existing concrete barriers would be replaced with bollards concealed within planters.

Despite being in the Kings Cross St Pancras Conservation Area, this area lacks historic character. The proposed works are mostly functional in nature. The nearby listed buildings and their significance would not be harmed by the proposal. Given that the existing concrete barriers would be removed, the proposal would enhance the appearance of the conservation area and the wider setting of the listed buildings.

Historic England have confirmed that they did not wish to comment on the merits of the application.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

It is therefore recommended that approval for Heritage Deed Consent is granted.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light blue circular official stamp.

Daniel Pope  
Chief Planning Officer