

Application ref: 2024/1029/L  
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Date: 19 April 2024

**Development Management**  
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BA152HJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Apartment 3-10  
St Pancras Chambers  
Euston Road  
London  
NW1 2AR**

Proposal:

Internal alterations and reconfigurations to the kitchen and bathroom, and existing mezzanine storage with new access.

Drawing Nos:

Design Access and Historic Statement; SPARK Structural Report\_Apartment 3-10 St Pancras Chambers; 212-101\_Plans; 212-102A\_Sections; 212-501\_Kitchen Waste Section Detail

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:

Design Access and Historic Statement; SPARK Structural Report\_Apartment 3-10 St Pancras Chambers; 212-101\_Plans; 212-102A\_Sections; 212-501\_Kitchen Waste Section Detail

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 subject property is a self-contained flat in St Pancras Chambers which is Grade I Listed on the National Heritage List for England (No. 1342037) and located in the Kings Cross St Pancras Conservation Area. The building was originally a 19th century railway hotel, that was subsequently partially converted into offices and now flats. The application works relate to a third floor level unit where it is proposed to reconfigure the existing kitchen and bathroom, and install a mezzanine level to the existing high level storage area above the bathroom accessed via a stair in Bedroom 2.

Reconfiguration of the kitchen will use the existing service runs and not require new penetrations through fabric. Pipework would be run externally and be boxed out at low level with skirtings reprovided and all new joinery units freestanding. The existing kitchen is a modern intervention and so its reconfiguration would not pose harm to historic planform, and its free standing design will ensure surviving historic fabric is retained and protected. Bathroom alterations would only consist of the upgrading of modern fittings.

The proposed mezzanine has designed in line with other similar developments approved in flats 2-09 (2016/3466/L) and 3-16 (2016/6247/L) and would read as a contrasting modern intervention that is setback from the external envelope of the listed building. The upper section of wall to be removed to open up the mezzanine level is of modern plasterboard construction. Existing cornicing and picture rails in the upper void would be retained and repaired/reinstated where currently damaged by servicing that is to be removed.

The works have been appropriately designed to adequately preserve and not pose harm to the special interest of the Grade I listed building. With no external alterations, the character and appearance of the Kings Cross St Pancras Conservation Area and the setting of the listed building will remain unchanged.

Historic England was consulted and issued a letter of flexible authority ratified by the Secretary of State 3 April 2024.

- 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 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.
- 5 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](http://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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer