

Application ref: 2024/1484/L
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Causeway Planning
86-90 Paul Street
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EC2A 4NE
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Apartment 3-08
St Pancras Chambers
Euston Road
London
Camden
NW1 2AR**

Proposal:

(Amended - Retrospective) Internal alterations to floor finishes, door joinery, and reconfigurations to the modern and kitchen and bathrooms fittings. Creation and removal of partition walls with high level storage.

Drawing Nos: Cover Letter_St Pancras Chambers Retrospective LBC_240614; Apartment 3-08 St. Pancras Chambers_Design Heritage Statement_Updated(12.06.2024); 001 Rev P.01, 002-006 Rev P.03, 007-010 Rev P.05, 011 P.06, 012 P.04, 013-014 P0.05, 015-016 P0.3

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 completed within six months 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:

Cover Letter_St Pancras Chambers Retrospective LBC_240614; Apartment 3-08 St. Pancras Chambers_Design Heritage Statement_Updated(12.06.2024); 001 Rev P.01, 002-006 Rev P.03, 007-010 Rev P.05, 011 P.06, 012 P.04, 013-014 P0.05, 015-016 P0.3

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 Apartment 03-08 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 original 19th century railway hotel was partially converted into offices and then apartments in the 2000s. The application works relate to alterations to internal floor finishes and reconfigurations of the modern kitchen and bathrooms. The main bedroom's ensuite bathroom would be enlarged with the addition of high-level storage.

Prior to the site visit (05.06.24) or the issuing of Listed Building Consent, works were initiated on site - implementing an unsupported scheme. The application has now been revised and amended to retrospectively address the harm posed by the unlawfully works; namely, to omit the full-height partitioning of the main bedroom, and integrated LED lit picture rail.

The full-height walls dividing the original planform and proportions of the main bedroom, and obscuring the historic joinery would be removed and a pod style bathroom reinstated with upper level storage. The height of the pod is to align with the top architrave of the door so that the full original ceiling plan is reinstated and visible. A timber picture rail will be reinstated matching the profile of the removed historic fabric and without the integrated untraditional lighting source.

Alterations and reconfigurations to the flooring, kitchen and bathrooms (fittings and joinery) are limited to modern fabric and would use existing service runs requiring no new penetrations through historic fabric.

As amended, the proposed alterations will address harm posed by the unlawful works, and have been appropriately designed to preserve 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 12 June 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) 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.

- 6 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control in relation to the existing unauthorised works at the site should they not be remedied within 6 months of the date of this listed building consent being 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 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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer