

Application ref: 2024/2868/P  
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Date: 2 September 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Phone: 020 7974 4444

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Fulkers Bailey Russell  
50 Churchill Square Business Centre  
Suite 30  
Kings Hill  
Kent  
ME19 4YU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Euston Fire Station**  
**172 Euston Road**  
**London**  
**Camden**  
**NW1 2DH**

Proposal:

Replacement windows and doors with slimline double glazing and secondary glazing at the rear of Euston Fire Station.

Drawing Nos: Design and Access Statement\_July 2024; Euston Fire Station Heritage Statement\_2024.06.27; Window Door Schedule\_Euston Fire Station; Existing Plans: 2466-FBR-A1-00-DR-A-103 - 108; Existing Elevations A-G: 2466-FBR-A1-ZZ-DR-A-109 - 112; Proposed Plans: 2466-FBR-A1-00-DR-A-201 - 106; Proposed Elevations A-G: 2466-FBR-A1-ZZ-DR-A-207 - 210; Proposed Windows Types 1-10: 2466-FBR-A1-XX-DR-A-211 - 214, 216; Proposed External Doors: 2466-FBR-A1-XX-DR-A-215

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:

Design and Access Statement\_July 2024; Euston Fire Station Heritage Statement\_2024.06.27; Window Door Schedule\_Euston Fire Station; Existing Plans: 2466-FBR-A1-00-DR-A-103 - 108; Existing Elevations A-G: 2466-FBR-A1-ZZ-DR-A-109 - 112; Proposed Plans: 2466-FBR-A1-00-DR-A-201 - 106; Proposed Elevations A-G: 2466-FBR-A1-ZZ-DR-A-207 - 210; Proposed Windows Types 1-10: 2466-FBR-A1-XX-DR-A-211 - 214, 216; Proposed External Doors: 2466-FBR-A1-XX-DR-A-215

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 The application building, Euston Fire Station, is Listed as Grade II\* on the National Heritage List for England (No. 1342074) and located in the Bloomsbury Conservation Area. The purpose built Fire Station building was constructed in 1901-1902 by architect HFT Cooper and is recognised as a fine example of Arts and Crafts design. The L shaped building is located on a prominent corner site that fronts Euston Road to the south and Euston Square to the west, with the rear elevations and courtyard presenting to Grafton Place. The building features distinctive asymmetrical façades with projecting square and canted bays, oriels windows and a varied fenestration pattern combining metal casements with leaded lights, and timber framed joinery.

The application works relate only to the rear elevation joinery that presents to the internal courtyard, there will be no changes to the Euston Road or Euston Square façades. Three joinery types have been identified, original steel crittall casement windows with leadlights (Windows Type 1, 2, 3); timber casement windows and doors (Doors and Window Types 4, 5, 6, 7, 10); and modern Ground Floor casement windows (Windows Type 8, 9).

Internal secondary glazing would be installed to the retained crittall leadlight windows, retaining the highly significant original fabric. There are no internal features or details that would be impacted by the installation of the secondary glazing, and the associated mullions would align with the external window divisions minimising the internal and external visibility. It has been demonstrated that the existing timber joinery are later additions, likely inserted

in the 1990s during other alteration works. While the existing timber joinery is traditionally accurate and maintains the significance of the building, it is not original fabric with no historic glass. Therefore the replacement of these specific units with new timber units with 12mm slimline glazing, matching fenestration and glazing bar arrangements, and fitted into the retained original box frames, would have a neutral impact and not result in harm to the significance of the building. The modern 1990s Ground Floor windows would have new units inserted with matching fenestrations.

The proposal is therefore considered to adequately preserve the special architectural and historic interest of the Grade II\* Listed Fire Station and maintain character and appearance of the Bloomsbury Conservation Area.

As the fenestration pattern, scale and number of openings will not be altered, the effects on neighbour amenity would remain unchanged with no introduced slight lines or additional light spillage.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the Secretary of State 30 August 2024.

- 2 The site's planning history has been taken into account when making this decision.

Special regard has also been attached to the desirability of preserving and enhancing the setting, character and appearance of the Conservation Area and special interest of the Listed Building, under s.66 and 72 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 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 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:

<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