

Application ref: 2024/3064/L  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Replacement windows and doors with slimline doubleglazing 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 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 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: 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 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 build 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.

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 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.

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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer