

Application ref: 2024/2639/L
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Date: 4 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2-7 St Chad's Street
London
Camden
WC1H 8BD

Proposal:
Re-roofing of the unoriginal mansards - including like-for-like replacement of roof tiles, added insulation and new rear louvres.

Drawing Nos:
Nos. 2-7 St Chads Street - Heritage Statement June 2024; Existing Drawings: 4924-P3-008, 010A, 011A, 012A; Proposed Drawings: 4924-P3-025A, 030C, 031B, 032C

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:

Nos. 2-7 St Chads Street - Heritage Statement June 2024; Existing Drawings: 4924-P3-008, 010A, 011A, 012A; Proposed Drawings: 4924-P3-025A, 030C, 031B, 032C

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.

- 4 Detailed specifications, and/or samples of materials and details as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample of the proposed traditional natural roof slates, to be provided on site and shown in-situ with the existing slates.
- b) Manufacturer specifications and detail Plan, Elevation and Section drawings of the proposed roof vents at a scale of 1:10 - demonstrating their flush finish with the roof elevation and 350x350mm dimensions.

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 buildings at 2-7 St Chad's Street form part of a terrace of 7 properties (including No. 1) that are collectively Grade II Listed on the National Heritage List for England (No. 1258098), and located in the Kings Cross/St Pancras Conservation Area. The subject buildings at 2-7 were constructed c.1827-9 as individual town houses, but have been sequentially laterally connected, to facilitate operation as a single hotel. A mansard roof was first added to the buildings post 1974, then further enlarged and extended into the current form in 1993 (9301411).

The buildings' special interest is derived primarily from the architectural detailing and hierarchy of the façade treatment that contributes to the wider terrace setting and townscape, and for its surviving internal historic planform, features and fabric. As a later modern addition, the existing mansard roofs are not considered to contribute to the significance of the terrace, however the traditional form and materials maintain the buildings special interest.

The subject application works relate to the re-roofing of the mansards with matching slate, added attic level insulation, and x6 louvered vents. The mansard is a later modern addition so there would be no associated loss of original fabric, and as proposed, the existing form/height of the structure will not be altered. The x6 louvered vents are to be located on the rear elevation and would sit flush with the new matching traditional slates.

It is therefore considered that as the proposed replacement of the mansards would maintain the form and materiality of the existing structure, it would largely present the same as the current condition and the special interest of the listed buildings would be preserved.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

- 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 2021 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer