

Application ref: 2024/4527/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
London Kings Cross Station
Euston Road
London
N1 9AL

Proposal:

Reconfiguration of the LNER staff mess room.

Drawing Nos: Design & access and heritage statement v1, 3343-L01 Location Plan, 3343-001 Site Plan, 3343-002 Existing Plans and Elevations, 3343-003 Existing Reflected Ceiling Plan, 3343-201 Proposed Demolition and Alterations Plan, 3343-202 Proposed GA Plan, 3343-203 Proposed Reflected Ceiling Plan, 3343-204 Proposed Furniture Plan, 3343-205-01 Proposed Internal Elevations Sheet 1, Proposed Internal Elevations Sheet 2, Proposed Visualisations, 3343-301 Proposed Partition Details, Proposed Door Schedule, 3343-402 Proposed Finishes Schedule

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 heritage statement v1, 3343-L01 Location Plan, 3343-001 Site Plan, 3343-002 Existing Plans and Elevations, 3343-003 Existing Reflected Ceiling Plan, 3343-201 Proposed Demolition and Alterations Plan, 3343-202 Proposed GA Plan, 3343-203 Proposed Reflected Ceiling Plan, 3343-204 Proposed Furniture Plan, 3343-205-01 Proposed Internal Elevations Sheet 1, Proposed Internal Elevations Sheet 2, Proposed Visualisations, 3343-301 Proposed Partition Details, Proposed Door Schedule, 3343-402 Proposed Finishes Schedule

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 site is a large first-floor room, now used as a staff mess room, in the eastern offices range of King's Cross Station, a grade-I-listed station of 1852 making a positive contribution to the King's Cross St Pancras Conservation Area.

The applicant wishes to update finishes, install acoustic ceiling rafts, install fitted furniture, replace an existing fitted kitchen, install lightweight partitions and replace lighting.

The interior of the room is modern in character and it is in a secondary area of the building that is not visible to the public. No historic fabric is implicated.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

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. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 2 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer