

Application ref: 2025/0249/L
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Randall Shaw Billingham
54 Harcombe Road
London
N16 0SA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Derby Lodge
Britannia Street
London
WC1X 9BP

Proposal:
Structural repairs to open balcony areas on front elevations of each block.

Drawing Nos:
25536 report, structural validation report, location plan, Derby Lodge structural works
DAS rev B, Derby Lodge structural repairs heritage statement, 266/401 P1, 277/402
P1, 25536.03 A, 25536.04, 25536.05, 25536.06

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:

25536 report, structural validation report, location plan, Derby Lodge structural works DAS rev B, Derby Lodge structural repairs heritage statement, 266/401 P1, 277/402 P1, 25536.03 A, 25536.04, 25536.05, 25536.06

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 Samples of materials 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) a 1m² panel of dry brickwork showing matching stock, bond and pointing.

b) a sample moulded padstone/corbel showing an exact match to the existing moulded features.

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 group of eight five-storey blocks of balcony access philanthropic housing of 1865 by the Industrial Dwellings Company, listed grade II and making a positive contribution to the Kings Cross St Pancras Conservation Area.

The applicant wishes to carry out repairs to lintels and balcony supports which are suffering from the corrosion of internal and exposed iron components leading to rust jacking of Victorian clinker concrete, and to decorated padstones/corbels which have fractured. Later metal pattresses will also be renewed.

Central brick columns supporting the balconies have been found to be of single-skin hollow construction, meaning that they must be rebuilt with new bricks of greater compressive strength. Many of the damaged corbels will have to be replaced with new castings. However, where possible they will be retained and repaired. A suitable matching brick has been displayed and the ability to recast the corbels has been demonstrated. Full details of both of these features will be required by pre-commencement condition.

The works have been justified by an initial surveyor's report, which has been ratified by a second firm of surveyors specialising in conservation.

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 works are considered to be to the benefit of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were two consultation response from residents. One response objected to the cost of the repairs and their necessity, and who ought to pay for them. These are however not germane considerations for the planning system. The second referred to the construction of a block of flats nearby and appeared to have been misfiled.

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

The council has had special regard to the desirability of preserving the character and appearance of the conservation area, and the listed building, its setting, and its special interest.

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 and NPPF 2024.

- 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



Daniel Pope
Chief Planning Officer