

Application ref: 2025/1173/L  
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Date: 7 May 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**1 Wharf Road**  
**London**  
**N1C 4BZ**

#### **Proposal:**

External alterations to the facade of the building to allow for the provision of a secondary fire escape door and internal alterations to create an escape corridor.

Drawing Nos: XXXXX-BAR-CR-XX-DR-T-00001\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-01001\_S2- Rev P01; XXXXX-BAR-CR-00-DR-T-03010\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-03030\_S2- Rev P02; XXXXX-BAR-CR-00-DR-T-03110\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-03020\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-31140\_S2- Rev P02; XXXXX-BAR-CR-XX-DR-T-31141\_S2- Rev P02;

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:

XXXXX-BAR-CR-XX-DR-T-00001\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-01001\_S2- Rev P01; XXXXX-BAR-CR-00-DR-T-03010\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-03030\_S2- Rev P02; XXXXX-BAR-CR-00-DR-T-03110\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-03020\_S2- Rev P01; XXXXX-BAR-CR-XX-DR-T-31140\_S2- Rev P02; XXXXX-BAR-CR-XX-DR-T-31141\_S2- Rev P02;

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 Reasons for granting listed building consent:

The buildings forms part of the grade II listed Granary building, which also lies within Regent's Canal Conservation Area. They form part of what was a goods interchange, designed to store grain before being transferred onto the Regent's Canal for transportation to the wider London area. The part affected by this application was historically the Midland's Good Shed, which was originally a temporary passenger terminal whilst King's Cross Station was being built. After the completion of the station, it was used for storing goods bought from across the country by railway. It is now in use as a supermarket.

The building's special interest and the character and appearance of the conservation come from its industrial origins and use as a goods interchange. It has gone through a number of uses, with this functionality exhibited in its plain design and the clear visibility of changes which have taken place over the years.

The provision of an additional door into the glazing would be in keeping with the character of the building. The glazing is not original, being installed when the building was converted to a supermarket approximately ten years ago, so no historic fabric would be lost. The design uses matching materials and is detailed to reflect the prevailing modern glazing on this elevation.

Internally the building's special interest is derived from the sense of space, as well as an appreciation of the original brick walls, metal columns and roof structure. The proposed corridor partitioning would be low in height and affixed to a modern partition, therefore it will not have an appreciable impact on the building's special interest.

The proposed works do not impact on any historic fabric and are appropriate to the appearance of the buildings. Therefore, the special interest of the listed buildings and character and appearance of the conservation area are preserved.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Regent's Canal CAAC were also consulted and responded with no comment or objection on 05 May 2025. The site's planning history was taken into account when arriving at this decision.

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

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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).
- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within

the hours stated above.

- 6 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 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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer