

Application ref: 2025/1570/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
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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

Newman Gauge Ltd
Newhall Court
47a George Street
Birmingham
Leicestershire
B3 1QA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**The Parcel Yard
Kings Cross Railway Station
Euston Road
London
N1C 4AP**

Proposal:

Internal refurbishments to public house and restaurant.

Drawing Nos: Location plan, 3185 003B, 3185 004B, 3185 005B, 3185 0041, 3185 0042B, 3185 0043, 3185 0044A, 3185 0045A, 3185 0046A, 3185 0071, 3185 0072A, 3185 0073, 3185 101, 3185 102, 3185 501, 3185 502, 3185 503A, 3185 504A, 3185 508A, 3185 510, 3185 511, 3185 512, 3183 513A, 3185 514A, 3185 515B

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:

Location plan, 3185 003B, 3185 004B, 3185 005B, 3185 0041, 3185 0042B, 3185 0043, 3185 0044A, 3185 0045A, 3185 0046A, 3185 0071, 3185 0072A, 3185 0073, 3185 101, 3185 102, 3185 501, 3185 502, 3185 503A, 3185 504A, 3185 508A, 3185 510, 3185 511, 3185 512, 3183 513A, 3185 514A, 3185 515B

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 two-storey former parcel-handling facility, now a pub, within a grade-I-listed railway station of 1852 making a positive contribution to the King's Cross St Pancras Conservation Area.

The applicant wishes to carry out works to modern pub fittings within the site, replacing bars and furnishings, adding a screen to the central area and renewing decorative features.

Proposals to install acoustic baffles and window boxes in the double-height atrium space, to install a foliate arch at the foot of the external stairs, to install illuminations on the façade, and to install hard-wired arched light fittings to the tables on the terrace have been removed by negotiation.

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