

Delegated Report		Analysis sheet		Expiry Date:		12/11/2012	
		N/A / attached		Consultation Expiry Date:		18/10/2012	
Officer				Application Number(s)			
Hannah Walker				2012/4859/L			
Application Address				Drawing Numbers			
London Overground Camden Road Railway Station Camden Road London NW1 9LS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reconstruction of ticket office following removal of existing ticket office and installation of enlarged ticket gating array all in connection with existing Railway Station.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage have granted flexible authorisation. Press notice and site notice not required – internal works only.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This Grade II listed station building dates from 1870 by EH Horne for the North London Railway. The building is 3 storeys and of yellow stock brick with stone dressings in an Italianate style. The site is located in the Jeffery's Street Conservation Area.

Relevant History

Listed Building Consent (LEX0000211) was **refused** on 15 August 2000 for installation of cash machine within concourse of station.

Listed Building Consent (LEX000930) was **granted** on 2 January 2001 for alterations to station entrance concourse in connection with installation of ATM machine.

Listed Building Consent (2007/3171/L) was **granted** on 13 September 2007 for installation of an additional ticket vending machine in the main booking hall adjacent to the existing one.

Listed Building Consent (2009/4929/L) was **granted** on 4 December 2009 for Alterations including replacement of two signals, one at western end of southern platform, one at eastern end of northern platform and erection of new signal at western end of northern platform at station

Listed Building Consent (2009/5212/L) was **granted** on 8 January 2010 for the replacement of the lower flight of the westbound platform staircase.

Listed Building Consent (2010/2063/L) was **granted** on 16 July 2010 for internal and external alterations including the installation of CCTV cameras; induction loop and information system; new platform lighting, moving fence on platform 2; tactile paving and station poster signage.

Listed Building Consent (2010/3527/L) was **granted** on 6 October 2010 for the installation of lifts on platforms 1 and 2 at station.

Listed Building Consent (2011/5734/L) was **granted** on 29 March 2012 for Internal alterations to install electrical cabling and ducting within the ticket hall building at ground floor level.

Listed Building Consent (2012/3085/L) was **granted** on 21 August 2008 for installation of three wifi access points and associated cables to railway station (Sui Generis).

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application involves the rebuilding of the ticket office within the booking hall of the station and the reconfiguration of the ticket barriers.

The existing ticket office and back of house areas are modern fabric of no intrinsic architectural merit, identified in the listing description as dating from 1984. It is proposed to remove this and to erect a new structure containing a reduced size ticket office, as well as staff welfare facilities. The structure will be chamfered at both ends. This will improve the existing relationship between the ticket office structure and the base of the staircase to platform 1, which is currently rather restricted. The new ticket office is to have a painted plaster finish to the walls and a flat roof which will reduce its visual impact within the booking hall compared with the existing hipped roof structure. The number of ticket gates will increase from four to seven. Overall, the proposed layout will increase the sense of spaciousness within the booking hall allowing for a fuller appreciation of its original volume and architectural features.

Due to the reduction in the footprint of the ticket office and the realignment of its eastern wall, the structure will now intersect with the central window mullion of one of the large external windows on the south elevation of the building. The structure of the ticket office has been detailed so as to minimise the physical and visual impact on these windows. Opaque film is to be applied to the internal face of three windows on the southern elevation. This is not considered to harm the overall appearance or architectural quality of the listed building.

The proposals do not adversely affect the fabric of the listed building and will enhance its internal spatial quality and appearance. Recommend approval.

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