

2009/4762

Network Rail



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6th October 2009

Dear Sir/Madam,

King's Cross Station Enhancement: Submission of Listed Building Consent for Temporary Retention of Standard Class Lounge and BTP Accommodation Block at King's Cross Station

Application site: King's Cross Station, Euston Road, London, N1 9AP.

Network Rail reference: SCL and BTP LBC

Please find enclosed a Listed Building Consent application for the temporary retention of the standard class lounge and British Transport Police accommodation block at King's Cross Station.

Three copies of the following documents are enclosed for your consideration:

- Completed Application Forms
- Site Location Plan
- Design and Access Statement
- CJ Associates Letter dated 21 February 2006
- Drawing: PSKH/321 – Existing Location of SCL and BTP
- Drawing cjf/scl/1205-1 Rev C – Preliminary Outline Proposal for New Standard Class Lounge
- Drawing: cjf/ctw.btp/0511-1 Rev H – Preliminary Proposal for New Two Storey Modular Offices for BTP

Planning Permission

The temporary retention of the Standard Class Lounge and BTP Accommodation comprise a railway operational development for which Network Rail has statutory powers and planning permission is therefore granted by virtue of Part 11 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, which related to development authorised by a local or private Act of Parliament.

The authorising act for the railway at King's Cross is The Great Northern Railway Act 1845 and the Great Northern Railway Act 1846. That act incorporated the Railway Clauses Consolidation Act of 1845 in Section 2.

Section 16 of the RCC Act enlarges upon the works which may be carried out and this includes the power "from time to time alter, repair, or discontinue the before-mentioned works, or any of them, and substitute others in their Stead; and they may do all other Acts necessary for making, maintaining, altering, or repairing and using the Railway", a copy is enclosed for your information.

It is acknowledged however, that under condition A1 of Part 11, it is necessary for details to be submitted to your Council for prior approval to the design and siting of the proposed works. It should be noted however that under Condition A2, the prior approval cannot be refused unless you are satisfied that the development ought to be and could reasonably be carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modification so as to avoid such injury.

Accordingly I shall be obliged if you would kindly accept this as a formal application for such a prior approval.

If you require any further information or have any queries please do not hesitate to contact me on 020 7904 7419.

Yours sincerely



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