



YRM Partnership Limited,
24 Britton Street,
London, EC1M 5NQ.

Our Reference: HB/8770295/R2
Case File No: L14/2/B
Tel.Inqu:
Mrs.A.M.Lippitt ext. 2682
(Please ring after 2.00pm if enquiring
about applications other than Tree
applications.)

Date: 26 JAN 1989

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)
Town and Country Planning (Listed Buildings and Buildings in
Conservation Areas) Regulations 1987

Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

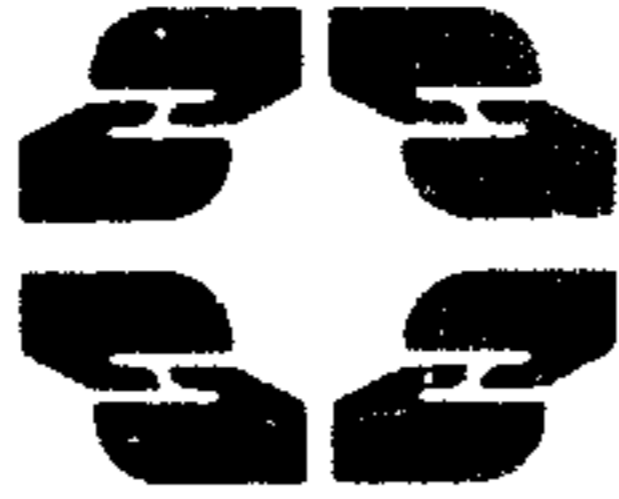
Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, at 141 Euston Road, London NW1 2AU: (b) to the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 5th August 1987

Address : St. Pancras Station, Midland Grand Hotel,
and St. Pancras Centre, Euston Road, NW1.

Proposal : The refurbishment of the Chambers, forecourt and Undercroft building and associated buildings forming St. Pancras, including the demolition and part demolition of alterations and non-original buildings, as shown on drawing numbers A001A, A005A (as amended by A111A & A114A), A006A, A007A, A010A, D010A, A011A,



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D011A, A014A, D014A, A017A, D017A, A019A, D019A, A020A,
D020A, A021A, D021A, A022A, D022A, A023A, D023A, A024A,
D024A, A032A, A033A, A034A, A035A, A036A, A037A, A038A,
A040A, A041A, A042A & A131A, revised by letters dated
23rd December 1987 and 27th October 1988.

Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 56A of the Town and Country Planning Act 1971 as amended.

Additional Condition(s):

- 01 No work shall start on site without prior written notification of that start to The London Division of the Historic Buildings and Monuments Commission, Chesham House, 30 Warwick Street, London W1R 6AB, quoting date 13th January 1989 and reference LD 771B .
- 02 That, except as otherwise shown on the drawings hereby approved, all new works, and works of making good to the retained fabric, both internally and externally, shall be finished to match the original work with regard to material, colour, texture and profile and, in the case of brickwork, facebond and pointing.
- 03 That detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council prior to the commencement of the relevant part of the works:-
 - (a) floor plans at all levels (scale not less than (1:200) so as to distinguish between new and existing work and to indicate retained features;
 - (b) bathroom units proposed to be inserted into hotel bedrooms, to show detailing of enclosing structure and plumbing arrangements (scales 1:20 and F.S.);
 - (c) proposed glazed screen forming entrance to Winter Garden beneath main entrance tower (scale 1:20 and F.S.);
 - (d) proposed arcading to enclose west side of Winter Garden (scales 1:20 and F.S.);
 - (e) reconstructed timber roof to present Booking Hall/proposed Brasserie (scales 1:20 and F.S.);
 - (f) proposed fire separation doors and partitions (scales 1:20 and F.S.);
 - (g) proposals for upgrading the fire resistance of retained original joinery generally (scales 1:20 and F.S.);
 - (h) proposed safety modifications to staircase balustrading (scales 1:20 and F.S.);
 - (i) typical arcade elevations to undercroft shopping (scales 1:20



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and F.S.);

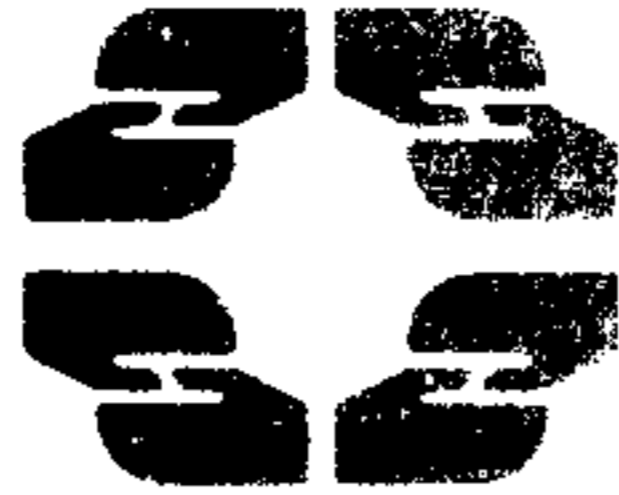
- 04 That a schedule of all original features to be disturbed in the execution of the works (e.g. ticket office wainscotting, chimneypieces, lobby doors and fanlights) together with proposals for their re-use within the building, shall be approved by the Council prior to the commencement of any work of dismantling or partial demolition.
- 05 That a scheme of internal decorations, based upon research and analysis of existing evidence, be drawn up - with particular reference to the principal rooms and spaces and those other rooms where original decorative schemes survive in whole or in part - and approved by the Council prior to the commencement of any comprehensive stripping of surfaces or redecoration.
- 06 That any proposals for cleaning brickwork and stonework, including the methods and materials to be employed and the provision of trial panels, shall be approved by the Council prior to implementation.
- 07 Details of the proposed forecourt including ramp detailing, parking for up to 60 cars, vehicle circulation, passenger set-down, pick-up and waiting facilities, signing, paving, landscaping, entrance details and shopfronts, canopy, roof terrace and lighting shall not be otherwise than shall have been submitted to and approved by the Council before any works on the site shall commence.
- 08 That the pedestrian steps on the south-east corner of the forecourt leading down to Pancras Road be retained unless the Council agrees to their removal as part of the approval of details of the forecourt reserved under Condition 07.
- 09 The facing materials to be used on the building including glazing and roofing materials shall not be otherwise than as shall have been submitted to and approved by the Council before any work on the site is commenced.
- 10 All architectural features on the elevations eg. cornices, architraves, porches, balustrades etc. and railings shall be retained and restored.

Reason(s) for Additional Condition(s):

- 01 As required by The Historic Buildings and Monuments Commission.
- 02 - 06. In order to safeguard the special architectural or historic interest of the building.
- 07 - 09. In order that the Council may give consideration to the details of the proposed development and in order to safeguard the outstanding architectural and historic interest of the building.
- 10 In order to safeguard the outstanding architectural and historic interest of the building.

Informative(s):

- 01 The details to be submitted pursuant to Conditions 03(a)-(i), 04, 05 & 06 will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).



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02 The suggested position for a new travel centre and booking office within the station concourse is understood to be indicative only and not to comprise part of this application; a new inserted structure in this or any other position within the train shed would need to be the subject of a separate application for listed building consent.

Yours faithfully

John

Director of Planning and Transport
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).
The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of works which have been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
- 3) In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or



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granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 171 of the Town and Country Planning Act 1971.