

**From:** Fowler, David  
**Sent:** 11 February 2015 09:13  
**To:** Planning  
**Subject:** FW: 2014/7874/P. Proposed development of the Town Hall Annexe.

Please upload.

D

David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

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**From:** Una Clancy [REDACTED]  
**Sent:** 10 February 2015 21:33  
**To:** Fowler, David  
**Subject:** 2014/7874/P. Proposed development of the Town Hall Annexe.

Dear Mr Fowler

I am writing to you in order to state my opposition to the proposed building plans for the Town Hall Annexe, Euston Road.

Just to give you a little background, I was born and raised in Kings Cross and spent the first twenty years of my life in Culross Buildings which were demolished as part of the regeneration project. As a child back in the sixties I fell in love with the beauty of St Pancras Station although it was somewhat neglected and used as offices. I never imagined that one day I would own a small part of it. I contacted London and Continental Railways in 1997 to register my interest and kept in touch until 2005 when I paid my first deposit. It was a dream come true to actually live here.

I am objecting to the proposed height of the hotel roof extension which would dominate the surrounding buildings but especially the iconic St Pancras hotel. It is so sad that a stunning London landmark will be diminished after the historical efforts made to save the building in the seventies by Sir John Betjeman and the subsequent incredible restoration of the hotel. The roof extension adds another 50% to the height of the existing building and is also in a conservation area.

From my own point of view, I do not think any consideration has been given to those of us who live in the St Pancras building itself in terms of light and privacy. When I visited the open morning at the town hall and met one of the architects of the scheme, he admitted he had never visited any St Pancras apartment to have a look at these issues. With that in mind I am attaching a couple of photos taken from my flat on the fifth floor which is directly opposite the Town Hall. There is also the worrying prospect of a terraced bar in the plans which could cause late night noise and disturbance to those of us who actually live close by.

I am accepting of development and really like the fact that the annexe will be preserved but the proposed increase in height is not acceptable.

Yours sincerely

Una Calcraft  
5.07 St Pancras Chambers.





David Fowler  
Principal Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

Telephone: 0207 974 2123  
Web: [camden.gov.uk](http://camden.gov.uk)

5 Pancras Square  
5 Pancras Square  
London N1C 4AG

Please consider the environment before printing this email.

**From:** Fowler, David  
**Sent:** 11 February 2015 09:13  
**To:** Planning  
**Subject:** FW: 2014/7874 town Hall extension.

Please upload.

D

David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

-----Original Message-----

**From:** Issy Cole-Hamilton [REDACTED]  
**Sent:** 10 February 2015 20:50  
**To:** Fowler, David  
**Subject:** 2014/7874 town Hall extension.

Dear David Fowler

Please note my clear objection to the new extension to be built on the top of the old Town Hall building. It is completely out of character with the rest of the building and raises the height to a completely unacceptable height.

Please do not give permission for this roof and require that the renovated building is no taller than the current building.

This part of the renovation offers nothing to the community and will only cause problems for local people.

Thank you for you time.

Issy Cole-Hamilton  
21 Jessel House  
WC1H 9NX

Issy Cole-Hamilton

Sent from my BlackBerry® wireless device

**From:** Fowler, David  
**Sent:** 12 February 2015 08:27  
**To:** Planning  
**Subject:** FW: "2014/7874/P"

Please upload.

D

David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

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**From:** Lily [REDACTED]  
**Sent:** 11 February 2015 21:25  
**To:** Fowler, David  
**Subject:** "2014/7874/P"

Hello

I am very happy to see that the old Camden Town hall building is being kept and restored. I think it will be a brilliant hotel. I live opposite it in St Pancras Chambers and have been - like many of my neighbours here - concerned by the roof annex that is being added. It appears to be driven by a financial interest to increase profit in the development, and regardless of subjective opinions on the design it is disproportionately large in relationship to the building it sits on top of and the buildings around it. The highest elevation to the eastern side of the building for example will be very antagonistic with the eastern clocktower of St pancras chambers. I came to the town hall meeting concerning this development and it seemed to me that the council has already made their decision in support of the building but I hope financial interests aren't superseding the architectural conservation and development of the area.

With regards,  
Lily

[REDACTED]

Out beyond ideas of rightdoing and wrongdoing, there is a field. I will meet you there.

**From:** Fowler, David  
**Sent:** 11 February 2015 17:20  
**To:** Planning  
**Subject:** FW: "2014/7874/P" Town Hall Annexe - planning application - objection for Thursday  
**Attachments:** Painting OConnor.jpg; StP with current Annexe.jpg; From south.jpg

Please upload.

D

David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

**From:** Living Streets King's Cross Local Group [REDACTED]

**Sent:** 11 February 2015 16:44

**To:** Fowler, David

**Subject:** "2014/7874/P" Town Hall Annexe - planning application - objection for Thursday

Dear David Fowler

King's Cross local group of Living Streets has worked for many years with LB Camden towards safer and more liveable streets where people want to live. You would be aware that Kings Cross Square and town centre is identified in the Camden Placeshaping Plan, the Local Plans and Strategic Plans as being of importance for the townscape and streetscape. We are incensed by your interpretation of these plans in even considering this proposal, 2014/7874/P.

We work with LB Camden for sustainable sensitive urbanism and place shaping, working with the community, and this flagrantly profit-motivated object-making proposal ridicules everything we do, and the role of town planning and place shaping, here at the centre of the international station gateway area to London.

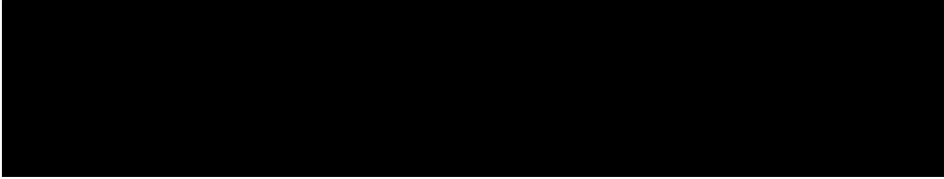
The proposed re-shaping violates both the spirit and the letter of all of these spatial planning documents agreed prior to recent funding cuts to Camden, and the community will be outraged if Camden planners ignore these violations. Our group finds that allowing a hideous and alienating addition to the former town hall extension would be an affront to all the work we have done with Camden, desecrating the slowly improving townscape and place qualities of King's Cross Square, and very negatively impacting the environment at street level, close-up and from a distance at a borough wide and London wide scale.

Allowing this re-shaping would be a betrayal of all the work and time we have contributed freely to the council in consultations since 2008, a betrayal of verbal assurances made by the council to us before the sale of the property in 2011-12, and an insult in light of the work we have done with Camden on the area around the Town Hall and Primary School ensemble.

sincerely

Greg Cowan

chair of Living Streets KX local Group



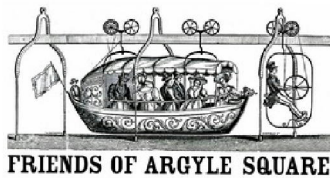
Just a reminder – Please write to the Case Officer, [David.Fowler@Camden.gov.uk](mailto:David.Fowler@Camden.gov.uk), refer to “2014/7874/P” and tell him that The Town Hall Annexe should not be any higher than it currently is. And do this soon – the deadline is **this** Thursday, 12 February.

We’ve attached a magnificent 1884 painting, from Pentonville Hill, that shows how St Pancras Chambers was designed to dominate the surrounding area. Painted from the top of a building we can’t recreate that but, remarkably, despite a few tallish buildings to the south, that relationship still holds mainly true today. The attached current day photograph from the south show that the Annexe is already a major culprit and threat to this historic street scene. The addition of the proposed roof extension would mean that the Annexe itself would become the dominant building, which would be tragic.

Thank you,

**Richenda Walford**

Secretary of the Friends of Argyle Square. 





If you are anything like us you probably feel that the fight against a tall building on the Annexe site has gone on for ever. Well, we are on the last leg, we hope.

The developers recently put in their formal planning application. ([details on Camden's website](#)). The Annexe is to be redeveloped into a high-end hotel. Many people now appreciate the quality of this 1970s design and are pleased the building will not be demolished.

But we are all horrified at the design for the roof-top. We've attached two images from the application. The upwards extension adds 50% to the height of the main body of the building, which is already very tall in comparison with the buildings around it. This extension makes the building extremely top heavy; it looks uncomfortably distended, something like a waist-band after Christmas dinner (that's our third picture). There is no polite way to say this: it's ugly!

The building is in an extremely sensitive location; part of the vista around King's Cross Square, with its Grade I Listed King's Cross Station, and immediately opposite the much-loved, Grade I Listed St. Pancras Chambers. Many other surrounding buildings are also listed, including the very low-rise Town Hall, right next door. And the planning system has a duty to protect not just listed buildings themselves but also the context of listed buildings, their setting. The annexe is an extremely prominent item in the context of this treasure trove of listed gems and its development must respect the setting. In contrast the submitted design takes a thuggish approach to its neighbours.

This roof-top fails on all counts: it does not respect the surrounding roof-lines, as it should in a Conservation Area; it pays no deference to the magnificent St. Pancras Chambers (it seems instead to be raising two fingers); and it even manages to make a mockery of its own building!

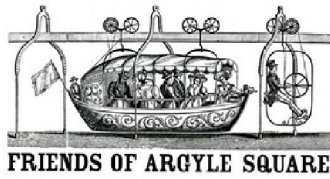
Please write to the Case Officer, [David.Fowler@Camden.gov.uk](mailto:David.Fowler@Camden.gov.uk) and tell him that The Town Hall Annexe should not be any higher than it currently is (best to quote "2014/7874/P"). Before Thursday 12 February.

If we all do this then, with luck, this will be the penultimate letter we write to you on the subject!

Thank you

**Richenda Walford**

Secretary of the Friends of Argyle Square



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[King's Cross Local Group Living Streets](#)

[supporters conference 21 June](#)

[Blog](#)

[Fix My Transport](#)

[Fix My Street](#)

[SpaceHive](#)

We support the [Neighbourhood Forum for King's Cross](#)

**From:** Fowler, David  
**Sent:** 12 February 2015 08:26  
**To:** Planning  
**Subject:** FW: Objection to Planning Application 2014/7874/P

Please upload.

D

David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

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**From:** Johnston Walker [REDACTED]  
**Sent:** 12 February 2015 08:25  
**To:** Fowler, David  
**Subject:** Objection to Planning Application 2014/7874/P

Dear David Fowler

Re: Objection to Planning Application 2014/7874/P

I write to express my alarm and objection at the planning application made in respect of the ex Camden Town Hall annex building on Euston Road, reference as above.

The height proposed is inappropriate for such a sensitive site, given its location in the town of King's Cross, opposite St Pancras Chambers, a listed building revered the world over, and on the edge of a conservation area around Argyle Square.

The height applied to this site is extremely critical for King's Cross in defining its own area away from the other high rise developments of the Euston Road towards the west. St Pancras Chambers, as with other notable London landmarks such as St Paul's Cathedral, it should remain a protected view with sightlines. It should be protected and thereby set and serve as the dominant structure in the area, and not be dwarfed by modern developments facing the Euston Road creating a canyon effect. As you will know, the site is surrounded by architectural gems: The old Camden Town Hall adjoining this site, and indeed the Annex itself, along with the also Heritage listed Kings Cross Station.

The denizens of King's Cross who may either reside in the town area or come to work every day, or journey through, trust the local authorities as guardians of the architectural heritage and the impact that it has on the urban landscape and its facilities.

The building currently on this site is already critically regarded as of inappropriate height, as were other buildings in the town during the era of the 1960s, including the old NatWest twin towers at 200 Pentonville Road, in neighbouring Islington Borough but also part of King's Cross. This was recently redeveloped as student accommodation, but allowed an increase in height next door at 210 Pentonville Road.

This example in King's Cross illustrates well the opportunistic behaviour employed when making planning applications and allows a creep upwards to occur without due consideration to the impact long-term.

It is the considered opinion of those of the proposed King's Cross neighbourhood forum that an increase in height in the King's Cross area of Euston Road is not desirable.

I urge you not to grant planning consent for this application on the grounds of inappropriate height in what should be a controlled height setting for King's Cross, and a wholly unsuitable obtrusive design, to what would be a double height roof extension, in an extremely sensitive area for the whole of London.

Yours sincerely



.....  
**Johnstone Walker**  
27 Pollard House  
Northdown Street  
London N1 9BJ

**From:** Fowler, David  
**Sent:** 12 February 2015 08:27  
**To:** Planning  
**Subject:** FW: Planning application 2014/7874/P Town Hall Extension  
Argyle Street London WC1H 8NN

Please upload.

D

David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

**From:** June [REDACTED]  
**Sent:** 11 February 2015 23:53  
**To:** Fowler, David  
**Subject:** Planning application 2014/7874/P Town Hall Extension Argyle Street London WC1H 8NN

Dear David Fowler,  
Re Planning application 2014/7874/P Town Hall Extension Argyle Street London WC1H 8NN  
The proposed roof extension for this application is too high. It is out of character with the area. It will dominate the skyline, which is currently in balance with the listed buildings and it would detract from the huge interest in the very pleasant refurbished areas of the stations. It will also take a disproportionate amount of light from the area which will make it a darker place for people to enjoy and plants and trees to grow in. The planning so far has been excellent, please don't let this spoil it.  
Yours sincerely,  
June Birch,  
11, Tiverton Mansions,  
140, Gray's Inn Road,  
London,  
WC1X 8AZ

**From:** Fowler, David  
**Sent:** 12 February 2015 08:27  
**To:** Planning  
**Subject:** FW: Town Hall Annex 2014/7874/P

Please upload..

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David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

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**From:** hero@granger-taylor.com [REDACTED]  
**Sent:** 11 February 2015 23:24  
**To:** Fowler, David  
**Cc:** martin.morton  
**Subject:** Town Hall Annex 2014/7874/P

Dear David Fowler,

I write on behalf of the Camden Civic Society to object to this proposal. The welcome news that the original building was to be kept has been entirely extinguished in this application by the size and ugliness of the proposed extension. This is entirely out of scale with the building beneath it, visually overbalancing it, while the choice of clashing materials would have made it unacceptable even if much smaller.

But more important than the damage to the appearance to Town Hall Annex itself is the harm this proposal will do to the setting of the very important listed buildings in its immediate vicinity, most obviously St Pancras Station and Chambers (Grade I): from some viewpoints eg from the NE these two buildings will be seen side by side. The effect on the setting of King's Cross Station (Grade I) is also unacceptable, going some way to cancel out the benefit brought about by the recent removal of the 'native village'. And the original Town Hall, although of a lesser listing (Grade II), is a dignified building, of good materials and well detailed, suitable to the serious purpose of local government. This proposal insults all these and the Conservation Area as a whole.

The recent judgment of the Court of Appeal, upholding a decision of the High Court, against Barnwell Manor Wind Energy, requires that "*considerable weight to be given by decision-makers to the desirability of preserving the setting of all listed buildings, including Grade II listed buildings. That general duty applies with particular force if harm would be caused to the setting of a Grade I listed building, a designated heritage asset of the highest significance.*" (paragraph 28). If the Development Control Committee is to abide by this requirement it seems impossible that it should approve this application.

Restrictions on what is acceptable in the way of alterations to the Town Hall Annex will of course have an effect on the profit that is to be made by the London Borough of Camden from the sale of this building. But the council will have to grin and bear it. Members might remember that many Camden residents are suffering a great diminution in the value of their property as a result of the blight brought about by the HS2 proposal. To give up a proportion of anticipated profit for the sake of preserving and enhancing the appearance of the borough is a much nobler cause.

Please acknowledge receipt of this message.

Yours sincerely, Hero Granger-Taylor, committee member,



**From:** Fowler, David  
**Sent:** 11 February 2015 15:59  
**To:** Planning  
**Subject:** FW: Town Hall Annexe case no. 2014/7874/P

Please log.

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David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

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**From:** John Hartley [REDACTED]  
**Sent:** 11 February 2015 10:08  
**To:** Fowler, David  
**Subject:** Town Hall Annexe case no. 2014/7874/P

David

As a local resident (Crestfield Street) I am writing to express my personal view that the Town Hall Annexe building should be no higher than it is currently.

It already dominates the South side of Euston Road and the proposed changes would present an ugly challenge to the Grade 1 listed St. Pancras Chambers.

The proposed height extension not only does not respect the setting of this important streetscape (St. Pancras Chambers, King's Cross station and the Town Hall itself), but also does not respect the existing building's architectural attributes. It seems deliberately to be shouting "look at me, look at me" when it should be providing a complementary addition.

So, for these two reasons, principally height and secondarily style, I object to this application.

Thank you

*John A Hartley*

[REDACTED]

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**From:** Fowler, David  
**Sent:** 11 February 2015 09:14  
**To:** Planning  
**Subject:** FW: Town Hall height

Please upload.

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David Fowler  
Principal Planning Officer

Telephone: 0207 974 2123

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**From:** Penny [REDACTED]  
**Sent:** 11 February 2015 07:11  
**To:** Fowler, David  
**Subject:** Town Hall height

The Town Hall building should be no higher than it currently is.  
Penny Mansson  
27 Jessel House Judd Street London WC1