

Josie Murray
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One Euston Square
40 Melton Street
London
NW1 2FD

Application Ref: **2014/5762/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

23 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
St Pancras Station
Euston Road
London
N1C 4QP

Proposal:
Installation of four beehives at roof level on the north west tower.

Drawing Nos: Site location plan; LHC/001; LHC/002; LHC/003; LHC/004; Heritage statement.

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed beehives will not be affixed to the roof of the tower and will therefore have no physical impact on any historic or significant fabric. Their limited height combined with their position behind a substantial parapet and c. 2.5m away from the edge of the Midland Road elevation will ensure that they will not be significantly visible from the street.

There will be no loss of significant or historic fabric involved, and the proposal is not considered to have an adverse impact on the appearance or character of the building's elevations. The proposal is considered therefore to preserve the building's special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. Flexible authorisation was received from English Heritage, and no other consultation responses or other representations were received.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment