

Mr. Marco Liberace
ML Architect
19 Linwood Close
London
SE5 8UT

Application Ref: **2014/7571/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

15 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**St. Pancras Chambers
Euston Road
London
NW1 2AR**

Proposal:

Creation of new mezzanine level above entrance level on 5th floor to accommodate new bedroom with ensuite bathroom and storage room.

Drawing Nos: GA(10)01 B; GA(12)02 B; GA(12)01 B; GA(10)02;
GA(12)01 B; GA(12)02 B; GA(12)03 B; GA(10)10 B; GA(10)11 B; GA(10)12 B;
SK(10)01 B; SK(10)02 B; SK(10)03; SK(10)04; Design and Access Statement & Heritage
Statement Apartment 5.11 ST Pancras chambers December 2014.

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 The apartment or area of the building in question has already had been altered as part of its conversion to residential accommodation including the insertion of an existing mezzanine into the large roof void. The insertion of a second mezzanine level is similar to other mezzanine floors which have been inserted within the building as part of its conversion.

The new floor itself would be thinner in profile than the existing retained trusses allowing these to remain the visible and dominant structural element. The staircase would appear freestanding and the new floor would rest upon and be bolted to the existing structure which would preserve its structural integrity and would be reversible. The proposed floor would be visually separate in appearance and materials allowing the original structure to be easily appreciated and recognised.

As such whilst the proposed scheme is considered to have an impact upon the special interest of the grade I listed building as a whole it is not considered to be harmful and would arguably allow a greater visual appreciation of the volume and impressive original roof structure by allowing greater access to, and interaction with the upper roof volume.

No objections were received prior to making this decision.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it

possesses, 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 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework. For these reasons the application is recommended for approval.

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