

Mr Tim Greatrex
Tim Greatrex Architect Ltd
Third Floor 22-27 The Oval, Hackney
London E2 9DT

Application Ref: **2016/3466/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

8 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Apartment 2-09
St Pancras Chambers
Euston Road
London
NW1 2AR

Proposal:

Internal remodelling works to grade 1 listed building, including removal of recently installed shower room and storage floor, and installation of mezzanine floor to create open gallery en suite to master bedroom

Drawing Nos: Site plan E001, existing drawing bundle 160621 2.09 St Pancras Chambers
Existing drawings, proposed drawings bundle 160621 2.09 St Pancras Chambers
Proposed Drawings, design, access and heritage statement, site plan

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 site is a grade-I-listed former railway hotel. It has been converted into flats and so contains various non-original partitions, suspended ceilings and mezzanines. The applicant seeks to remove the existing shower room and to create a new mezzanine floor in place of the existing storage loft floor above it. It is further proposed to rearrange the timber stud wall with a new doorway to provide an entrance to a new second bedroom. A doorway of a suitable has been selected and is in the premises. No historic fabric will be harmed, while the removal of the loft space above the existing bathroom will allow the original proportions of the room to be appreciated.

The proposed works will not harm the special interest of the grade-I-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision. Historic England has granted permission to determine, ratified by the Secretary of State.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016,

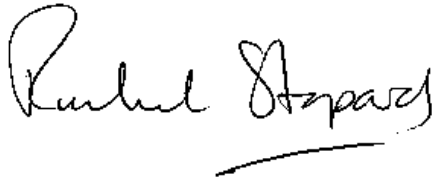
consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities