

Mr Ian Anthony  
PEP Claims Management Ltd  
The Counting House  
9 High Street  
Tring  
Herts HP23 5TE

Application Ref: **2017/1498/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

16 August 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Apartment 5-33  
St Pancras Chambers  
Euston Road  
London  
NW1 2AR**

Proposal:

Alterations to bathroom and kitchen fittings, removal of section of ceiling, provision of fixings to hang new lights

Drawing Nos: 203A (shelves elevation), 101A (exist 4f), location plan, specification of works, design and access statement, Redman M&E, 201A (exist section), PLD17 50172, PLD17 50173, PLD17 50174, PLD17 50175, PLD17 50180, PLD17 50179 (underfloor heating), PLD17 50178 (underfloor heating)

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.

In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the following drawing: 203A (shelves elevation), 101A (exist 4f), location plan, specification of works, design and access statement, Redman M&E, 201A (exist section), PLD17 50172, PLD17 50173, PLD17 50174, PLD17 50175, PLD17 50180, PLD17 50179 (underfloor heating), PLD17 50178 (underfloor heating)

In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting listed building consent

The site is the grade-I-listed St Pancras Chambers, a former railway hotel of the 19th century, then offices, now flats.

The applicant wishes to refit the existing bathrooms and kitchens at the same locations. The existing installations are modern and existing hook-ups will be used. Consequently, there will be no harm to fabric or layout. The lighting and electrical systems will also be overhauled. The internal wall coverings are not historic, appearing to be formed of a plasterboard box inset from the historic masonry. The applicant also wishes to replace an existing laminate floor with an electric foil overlay floor heating system. This will be minimally thicker than or no thicker than the existing lamination, so no historic doors will be cut to clear it. The specification states that no existing floorboards or woodwork will be altered, and that the new floor will instead be cut around historic fixtures. A double-height fitted shelving unit is proposed. This was originally to encapsulate a chimney piece, but this element of the scheme was scaled back, leaving the front surface of the chimney breast exposed.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. A reponse from Historic England has been received and endorsed by the secretary of state. The site's planning history has been taken into account in making this decision.

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

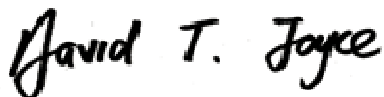
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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, 5 Pancras Square, London N1C 4AG (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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning