

Mr Tim Oldham
T FURNITURE
Gardeners Cottage Gittisham Honiton
EX14 3AD United Kingdom

Application Ref: **2018/2053/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

17 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Apartment 2-02
St Pancras Chamber
Euston Road
London
NW1 2AR**

Proposal:

Internal alterations to electrical servicing.

Drawing Nos: Application form, Apartment 2.02 St Pancras Chambers - Location and, site maps, Apartment 2.02 St Pancras Chambers - Heritage statement(1), Statement of Fact, Apartment 2.02 St Pancras Chambers - Work Schedule and Index of drawings(1), Apartment 2.02 St Pancras Chambers - Dwgs 15 - 17 - Proposed installation of flooring and the window screen, Apartment 2.02 St Pancras Chambers - Dwgs 18 - 23 Proposed installation of furniture and fittings, Apartment 2.02 St Pancras Chambers - Dwgs 09 - 14.3 - Proposed changes to apartment electrics, Apartment 2.02 St Pancras Chambers - Dwgs 01 - 08 - Existing drawings, Apartment 2.02 St Pancras Chambers - Photographic record, Ap. 2.02 St Pancras Chambers - Dr.16.11 - Brass floor overview(2), Ap. 2.02 St Pancras Chambers - Dr.16.11 - Brass floor detailing(2).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, Apartment 2.02 St Pancras Chambers - Location and, site maps, Apartment 2.02 St Pancras Chambers - Heritage statement(1), Statement of Fact, Apartment 2.02 St Pancras Chambers - Work Schedule and Index of drawings(1), Apartment 2.02 St Pancras Chambers - Dwgs 15 - 17 - Proposed installation of flooring and the window screen, Apartment 2.02 St Pancras Chambers - Dwgs 18 - 23 Proposed installation of furniture and fittings, Apartment 2.02 St Pancras Chambers - Dwgs 09 - 14.3 - Proposed changes to apartment electrics, Apartment 2.02 St Pancras Chambers - Dwgs 01 - 08 - Existing drawings, Apartment 2.02 St Pancras Chambers - Photographic record, Ap. 2.02 St Pancras Chambers - Dr.16.11 - Brass floor overview(2), Ap. 2.02 St Pancras Chambers - Dr.16.11 - Brass floor detailing(2).

Reason: 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 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the approved drawings, consent is not granted for the secondary skirting board as shown in the document Apartment 2.02 St Pancras Chambers - Dwgs 15 - 17 - Proposed installation of flooring and the window screen.

Reason: 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 St Pancras Station and the former Midland Grand Hotel is a grade I listed building. Designed by Gilbert Scott in a gothic revival style and constructed in 1876, the building is one of Britain's most impressive stations in terms of both architecture and engineering. The building fell into disrepair during the latter part of the 20th century, but underwent extensive refurbishment in the early part of the 21st century. The hotel has reopened and a part of the building now provides residential accommodation.

This application relates to minor alterations to a one bedroom apartment located on the second floor.

The principal alteration is the insertion of a floating floor throughout the apartment. The existing floor boards are original to the building, but are likely to have been moved and relocated to the apartment when the building was recently refurbished. The floor boards are in fairly poor condition, the proposals are therefore to lay a floating wood floor on top of the existing boards to improve the appearance and acoustic performance of the floor. The laying of the floor will not harm any historic fabric and is entirely reversible.

It is also proposed to install various wall mounted bars around the apartment to provide a structure for lighting to be hung from. The constraints of the building do not allow pendant lighting, which means all lighting at present is from floor standing lamps. The wall mounted bars allow lighting to be positioned to light all parts of the room, including the dramatic high ceilings and ornate cornicing. The bars are screwed into the brickwork, the wall is then re-plastered to match the existing materials, which is believed to be plaster board with a plaster skim. The bars provide an improved lighting arrangement without damaging historic fabric, and again, is a reversible alteration.

In the kitchen, it is proposed to install a large window, obtained from the Tate Gallery, as a screen separating the spaces. The window is bolted to the brick work and the plaster work is repaired to match the existing materials.

In addition, the kitchen and bathroom furniture is replaced. The electrical cabinets are also rationalised.

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. Historic England have also been consulted and have made no comments. The Secretary of State has authorised Historic England's response. 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 that 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,

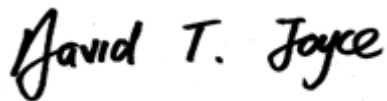
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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