

Application ref: 2018/5464/L
Contact: Antonia Powell
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Date: 19 February 2019

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The Input Group
103 Ashbourne Rd
Derby
DE22 3FW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Kings Cross Station
Euston Road
Westside Offices Room 201
London N19AL**

Proposal:

Installation of partition to boardroom: Installation of 2x internal doors to match the existing style: Installation of 12x suspended LED luminaries.

Drawing Nos:

2018-3786/01/0001;

2018-3786/01/0002;

2018-3786/01/0003;

2018-3786/01/0005;

Design and Access Statement - Refurbishment of Westside Office Room 201 Boardroom.

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:

2018-3786/01/0001;

2018-3786/01/0002;

2018-3786/01/0003;

2018-3786/01/0005;

Design and Access Statement - Refurbishment of Westside Office Room 201 Boardroom.

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 All new joinery shall be to exactly match the existing adjacent historic examples as closely as possible in scale, section, 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.

- 5 All new work to be scribed around the existing adjacent original historic fabric, including joinery and plasterwork. No cutting or invasive work into the historic fabric is hereby consented.

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 This application concerns the introduction of a partition and lobby to divide the boardroom at the southern end of the Western Range of King's Cross Station.

The notably large boardroom retains the original historic floor plan however there is a concertina type room divider which was installed in the last ten years and which is temporary in nature. This room is an anomaly to the scale and character of the other offices within the Western Range. The floor height is raised and unusually cuts across the lower section of the timber sash windows and the ceiling has been reduced in depth historically. Historic modifications

have been carried out and the room has clearly been altered. Of note is the original joinery including windows, skirting, doors and door architraves.

The proposed partition is lightweight and will not involve any invasive works to the historic fabric. These works are reversible in terms of the historic interior and are not considered to harm the significance of the grade I listed station. The submission confirms that the historic joinery and any remaining plaster cornice will be retained in situ and protected during the course of the works.

Public consultation was undertaken by means of a site notice and a press notice, whereby no responses were received. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State. The site's planning history has been taken into account when making this decision

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

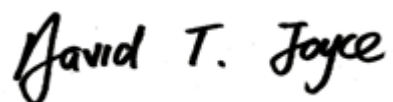
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Director of Regeneration and Planning