

Application ref: 2019/2626/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 11 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Network Rail
George Stephenson House
Toft Green
York
YO1 6JT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Kings Cross Railway Station
Euston Road
London
N1 9AL

Proposal:

Alterations, extension and realignment of platforms 0 to 11 on the north side together with associated alterations to station equipment to support re-signalling works

Drawing Nos:

Site Location Plan;

Planning and Heritage Statement incorporating Design and Access Considerations dated May 2019;

152319-ARC0STM-LEP-000001 KXR Statement of Significance;

152319-NWR-DRG-LEP-000100-P01.3;

152319-NWR-DRG-LEP-000101-P01.4;

152319-NWR-DRG-LEP-000102-P01.5;

152319-NWR-DRG-LEP-000103-P01.4;

152319-NWR-DRG-LEP-000107-P01.2;

152319-NWR-DRG-LEP-000120-P02;

152319-NWR-DRG-LEP-000121-P02;

152319-NWR-DRG-LEP-000122-P02;

152319-NWR-DRG-LEP-000123-P02;

152319-NWR-DRG-LEP-000124-P02;

152319-NWR-DRG-LEP-000125-P02;

152319-NWR-DRG-LEP-000126-P02;

152319-NWR-DRG-LEP-000130-P01;
152319-NWR-DRG-LEP-000131-P01;
152319-NWR-DRG-LEP-000132-P01;
152319-NWR-DRG-LEP-000133-P02;
152319-NWR-DRG-LEP-000134-P02;
152319-NWR-DRG-LEP-000135-P02;
152319-NWR-DRG-LEP-000136-P02;
152319-NWR-DRG-LEP-100110;

1x Photo sheet: Existing Throat;
1x Photo sheet: VR- Throat;
1x Photo sheet: Existing Platform 01 elevation;
1x Photo sheet: Existing Platform 02 elevation;
1x Photo sheet: Existing Platform 04 elevation;
1x Photo sheet: Existing Platform 05 elevation;
1x Photo sheet: Existing Platform 07 elevation;
1x Photo sheet: Existing Platform 08 elevation;
1x Photo sheet: Existing Platform 09 elevation;
1x Photo sheet: Existing Platform 10 elevation.

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:

Site Location Plan;
Planning and Heritage Statement incorporating Design and Access Considerations dated May 2019;
152319-ARC0STM-LEP-000001 KXR Statement of Significance;
152319-NWR-DRG-LEP-000100-P01.3;
152319-NWR-DRG-LEP-000101-P01.4;
152319-NWR-DRG-LEP-000102-P01.5;
152319-NWR-DRG-LEP-000103-P01.4;
152319-NWR-DRG-LEP-000107-P01.2;
152319-NWR-DRG-LEP-000120-P02;
152319-NWR-DRG-LEP-000121-P02;
152319-NWR-DRG-LEP-000122-P02;
152319-NWR-DRG-LEP-000123-P02;
152319-NWR-DRG-LEP-000124-P02;
152319-NWR-DRG-LEP-000125-P02;
152319-NWR-DRG-LEP-000126-P02;
152319-NWR-DRG-LEP-000130-P01;

152319-NWR-DRG-LEP-000131-P01;
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152319-NWR-DRG-LEP-000134-P02;
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152319-NWR-DRG-LEP-000136-P02;
152319-NWR-DRG-LEP-100110;

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1x Photo sheet: Existing Platform 04 elevation;
1x Photo sheet: Existing Platform 05 elevation;
1x Photo sheet: Existing Platform 07 elevation;
1x Photo sheet: Existing Platform 08 elevation;
1x Photo sheet: Existing Platform 09 elevation;
1x Photo sheet: Existing Platform 10 elevation.

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 Yorkstone platform copers and support structure bricks, removed during the course of these works, to be retained on site and reused within the works unless agreed in writing with the Council as local Planning Authority.

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 A method statement, including photographs of the areas of works and providing details of removal/dismantling and reinstatement of the platform copers shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 King's Cross Station was designed and built between 1849 and 1852 by Lewis Cubitt. The station is Grade I listed in recognition of its architectural and historic significance.

This King's Cross remodelling project proposes the replacement of life expired infrastructure. The works include new signalling and lock out devices, track and overhead line equipment renewal in the station throat, along with realignment and extension of the station platforms.

The new track and platform alignment is in connection with the bringing back into use of the third bore of the Gas Works Tunnel which is currently disused. Part of the works of track realignment involve the repositioning an area of historic Yorkstone platform copers. A method statement for works to the historic York coping stones has been required by a condition attached to this consent.

Part of the works includes the rationalising of the overhead wires and associated gantries which currently mar the view to the north, of the fine Victorian Gas Works Tunnels from the Main Train Sheds. This, it is considered, will enhance the setting of the station train sheds and is welcome.

The works to the historic fabric are limited and the scheme generally is considered to be important to the growth and future operation of the station. As such the application is supported.

No comments were received as a result of the public consultation through a Press Notice and Site Notice.

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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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 2019.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer