

Application ref: 2018/5497/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 28 March 2019

Development Management
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Richard Griffiths Architects
5 Maidstone Mews
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

St Pancras Renaissance Hotel
Euston Road
London NW1 2AR

Proposal:

Various minor amendments to the St Pancras Booking Office Bar (LBC Ref: 2016/6204/L), required in connection with operational matters and the Building Regulations.

Drawing Nos: Site Plan;

Location Plan;

Planning Access and Heritage Statement by Richard Griffiths dated 31 October 2018;

02_1616-RCP-GND-1-700.001;

02_1616-FRN-GND-1-900.001;

02_1616-FRN-GND-1-900.002;

02_1616-GA-GND-1-500.001;

02_1616-FRN-GND-1-900.015;

L111 rev G;

L112 rev E;

L121 rev B;

L122 rev B;

L123;

L124;

L141 rev B;

L 142 rev D;

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 Plan;

Location Plan;

Planning Access and Heritage Statement by Richard Griffiths dated 31 October 2018;

02_1616-RCP-GND-1-700.001;

02_1616-FRN-GND-1-900.001;

02_1616-FRN-GND-1-900.002;

02_1616-GA-GND-1-500.001;

02_1616-FRN-GND-1-900.015;

L111 rev G;

L112 rev E;

L121 rev B;

L122 rev B;

L123;

L124;

L141 rev B;

L 142 rev D;

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 floor boards removed during the course of these approved works, to be lifted with care, salvaged, retained and stored securely on site in the St Pancras Station building for repairs and future reuse, unless details are submitted to and agreed in writing by 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

Informative(s):

1 Reasons for granting listed building consent:

This application for works to the Grade I listed St Pancras Station historic booking hall are minor amendments to the previous consent (ref: LBC 2016/6204/L granted 10/02/2017:For the installation of a new mezzanine level to the former ticket office) The work involves the following:

The cleaning and refinishing of the existing wooden floor boards
The replacement of timber floor boards with inset carpet
New screens formed of metal railings fixed to the floor boards
The installation of floor mounted power points

These works are not considered to harm the significance of the Grade I listed interior of St Pancras Booking Office, and as such the proposals are found acceptable.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. Historic England responded by letter duly stamped and signed on behalf of the Secretary of State.

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 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 above the printed name and title.

Daniel Pope
Chief Planning Officer