

Application ref: 2019/5686/L
Contact: Colette Hatton
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Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Network Rail
Network Rail
1st Floor, Square One
4 Travis Street
Manchester
M1 2NY
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Winding vaults
1 Eversholt St
London

Proposal:

Installation of weatherproof covering structure over collapsed vault ceiling and access stairwell from track level to the interior for inspection and maintenance purposes.

Drawing Nos: Application form, 7118842 Euston, D and A and Heritage Statement, 145602-NRD-1705-LEC1-DRG-ECV-000001, 145602-NRD-1705-LEC1-DRG-ECV-000003, 145602-NRD-1705-LEC1-DRG-ECV-000005, 145602-NRD-1705-LEC1-DRG-ECV-000006, 145602-NRD-1705-LEC1-DRG-ECV-000004, 145602-NRD-1705-LEC1-DRG-ECV-000002.

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, 7118842 Euston, D and A and Heritage Statement, 145602-NRD-1705-LEC1-DRG-ECV-000001, 145602-NRD-1705-LEC1-DRG-ECV-000003, 145602-NRD-1705-LEC1-DRG-ECV-000005, 145602-NRD-1705-LEC1-DRG-ECV-000006, 145602-NRD-1705-LEC1-DRG-ECV-000004, 145602-NRD-1705-LEC1-DRG-ECV-000002.

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.

Informative(s):

- 1 The winding engine house is a grade II* listed structure designed by Robert Stephenson and built in 1937. The vault is constructed from stock bricks and consists of four parallel vaulted underground chambers beneath the railway track, various adjoining vaults and two boiler rooms. The vaults housed the winders that hauled the railway carriages from Euston up to Camden Town. The winders were used until 1944 when operation ceased. The associated chimneys were demolished but the vaults have survived.

The roof of the boiler room to the north east of the site has collapsed, and as a result water and debris are collecting and damaging the structure.

The proposals are to erect a concrete plinth over the top of the boiler room and to introduce a staircase to improve access to the vaults. A small structure is then erected above the plinth to house various parts of machinery that service the vaults.

The concrete plinth has little aesthetic quality, however it will not be visible from any public space and will protect the site from excessive water ingress. The plinth is removable, and if a long term more aesthetic approach to repair came forward, the concrete could be removed without damage to the historic structure. The associated staircase also allows maintenance and repair works to be carried out within the vaults effectively and safely.

The structure sitting on top of the plinth is typical of a railway side building, simple and perfunctory in design. However, as the listed structure is below ground, this addition does not affect the character of significance of the heritage asset.

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.

Historic England have been consulted and have raised no concerns regarding the proposals. The Secretary of State has supported 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.
- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer