

Application ref: 2020/0992/L  
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**Development Management**  
Regeneration and Planning  
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Network Rail  
George Stephenson House  
Toft Green  
York  
YO1 6JT  
United Kingdom

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:  
Erection of storage building and removal of temporary structures  
Drawing Nos:  
Location Plan;  
Drawing 016-96-SO-XX-ZZ-DR-S-0001 Rev P03 Existing General Arrangement;  
Drawing 016-96-SO-XX-ZZ-DR-S-0002 Rev P01 Structural Principles;  
Drawing 016-96-SO-XX-ZZ-DR-S-0003 Rev P02 Proposed General Arrangement - Platform Level;  
Drawing 016-96-SO-XX-ZZ-DR-S-0004 Rev P01 Proposed General Arrangement - Roof;  
Drawing 016-96-SO-XX-ZZ-DR-S-0005 Rev P01 Proposed Structural Elevations;  
Drawing 016-96-SO-XX-ZZ-DR-S-0006 Rev P01 Details & Sections;  
Drawing 016-96-SO-XX-ZZ-DR-S-0007 Rev P01 Proposed Elevations.

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:

Location Plan;

Drawing 016-96-SO-XX-ZZ-DR-S-0001 Rev P03 Existing General Arrangement;

Drawing 016-96-SO-XX-ZZ-DR-S-0002 Rev P01 Structural Principles;

Drawing 016-96-SO-XX-ZZ-DR-S-0003 Rev P02 Proposed General Arrangement - Platform Level;

Drawing 016-96-SO-XX-ZZ-DR-S-0004 Rev P01 Proposed General Arrangement - Roof;

Drawing 016-96-SO-XX-ZZ-DR-S-0005 Rev P01 Proposed Structural Elevations;

Drawing 016-96-SO-XX-ZZ-DR-S-0006 Rev P01 Details & Sections;

Drawing 016-96-SO-XX-ZZ-DR-S-0007 Rev P01 Proposed Elevations.

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 Should any historic station platform structure including York stone coppers or supporting brick arches be uncovered during the course of these works, work to cease in the immediate area and the planning authority's conservation officer contacted with a view to agreeing an appropriate design solution.

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 Reasons for granting listed building consent:

Kings Cross Station is Grade I listed in recognition of its architectural and historic importance. The station was constructed between 1849 to 1852 by Lewis Cubitt and his nephew Joseph Cubitt.

Planning and Listed Building Consent were granted in November 2007 for alterations and refurbishment of Kings Cross Station (ref: 2006/3387/P and associated LBC 2006/3394/L) . The works included the construction of the Western Concourse designed by John McAslan and Partners along with the formation of Platform Y (Platform 0) which was created beneath the Eastern Range, along what was historically the cab route. During the construction of Platform Y (Platform 0) part of the platform structure was found to be the original York stone coppers supported by brick arches. This historic sub structure has generally been replaced however it survives in limited locations.

This proposal involves the installation of a cleaners enclosure/cupboard between platform 0 and platform 1. The store would provide storage for up to 4no. ride on floor cleaners and a recharging area.

The new enclosure will be independent of the existing historic station walls, with 25mm nominal clearance between the face of the new and existing station structure. The storage structure comprises a steel frame which will be clad and roofed with a galvanised steel , patterned mesh. This will maintain some visibility, through the arches of the Eastern Range, between the platforms. Steel floor plates are to be provided at parking positions to prevent damage to the platform surface.

This design approach is considered to be reversible in terms of the listed building, with no fixings or contact with the historic structure other than to the platform. The structure requires concrete pad stones set within the platform surface. Should any historic platform structure be uncovered during the course of these works, the applicant is required by a condition attached to this consent, to cease works in the relevant area and discuss an appropriate design solution with the planning authority's conservation officer.

The new cleaners enclosure will allow for the removal of a free standing container currently parked on Platform 8 and an unsightly temporary timber store on Platform 0/1.

As such, the proposed works cause no harm to the special interest of the grade I listed building.

No comments have been received as a result of the public consultation via a site notice and a press 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment