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Gavin Sexton
Principal Planner
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG

Your reference: 2020/3881/P
Our reference: 160646

14th September 2020

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Dear Mr Sexton,

RE: Greater London, St Pancras, Belgrove House (St Pancras and King's Cross Conservation Area); proposed demolition of existing and construction of replacement.

Thank you for consulting us on this scheme. We **object** to the proposals, which will cause harm to several heritage assets, and offer the following comments:

We were consulted on this case during the pre-application process, and the plans were discussed by our Southern Buildings Committee. Whilst we had no comment to make on the demolition of Belgrove House, which is outside our remit, the height of the proposed new build presented cause for serious concern. The plans remain essentially the same in design, and we therefore maintain our previous stance.

Under paragraph 194 of the NPPF; "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." The site is a highly sensitive one located within the St Pancras and Kings Cross Conservation Area and surrounded by a number of listed buildings. These range from the low-rise, Grade II, Georgian and early Victorian terraces on either side, to the Grade I Kings Cross and St Pancras Stations over the road. The settings of all of these heritage assets would be harmed by the proposal which would overshadow its surroundings and appear incongruous in the context of the historical townscape. The setting of the two stations is perhaps the most important consideration however, given the significance of these buildings as two of the most important Victorian structures in London. It is therefore imperative that any development within their setting is carried out with the utmost sympathy and remains obviously subservient, yet the proposed fails to do this.

As we stated in our pre-application advice, development on the present site would need to be considerably lower in order to be viewed as acceptable within the context. At present, it is our view that an objectionable amount of harm would be caused to a number of significance heritage assets, and that "clear and convincing justification" for this has not been provided.

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I would be grateful if you could inform me of your decision in due course.

Yours sincerely,

Olivia Stockdale

Conservation Adviser