

Application ref: 2021/0310/L  
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Date: 19 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Richard Griffiths Architects  
5 Maidstone Mews  
72 Borough High Street  
London  
SE11GN

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:

Alterations to the fit-out of the Booking Office Bar, including alterations to bar counter, electric supplies, new chandeliers and lighting, curtains to entrances and private dining area, and freestanding banquette seating.

Drawing Nos:

Location Plan;

Site Plan;

Design and Access Statement dated 22.01.202 by

St Pancras Booking Office visual sheets:

Entrance view Evening light;

Top View;

Window Treatment;

Drwgs:

Mezzanine low level plan - preliminary mark up LLP mezzanine Rev F1;

LiQ\_SP-BO\_Preliminary Mark-ups\_RCP Rev F1;

Bar Arrangement PAN\_ FFE 27;

PAN\_ FFE 2745;

PAN\_Section 1;

PAN\_Section 2;

PAN\_Section 3;  
PAN\_Section 4;  
PAN\_PLAN 1;  
PAN\_PLAN 2;  
L033-E elevation existing;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan;  
Site Plan;  
Design and Access Statement dated 22.01.202 by  
St Pancras Booking Office visual sheets:  
Entrance view Evening light;  
Top View;  
Window Treatment;  
Drwgs:  
Mezzanine low level plan - preliminary mark up LLP mezzanine Rev F1;  
LiQ\_SP-BO\_Preliminary Mark-ups\_RCP Rev F1;  
Bar Arrangement PAN\_ FFE 27;  
PAN\_ FFE 2745;  
PAN\_Section 1;  
PAN\_Section 2;  
PAN\_Section 3;  
PAN\_Section 4;  
PAN\_PLAN 1;  
PAN\_PLAN 2;  
L033-E elevation existing;

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.

- 2 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be agreed on site with the council's conservation officer before the relevant part of the work is begun:
  - a) Typical sample of window vinyl to show method of application including relation to historic window framing and glazing bars and information about future method of removal.

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 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. This with particular regard to works to high level brickwork.

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 Notwithstanding the drawings hereby consented, no banquettes will be located in front of doors and those in front of the windows will be below sill level. The proposed curtains have been removed from the scheme.

All services will be run through routes within the modern floor screed or integral to the custom built free standing furniture.

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 This application concerns the redesign and fit out of the bar which is located within the original Booking Office and which forms part of Sir George Gilbert Scott's Grade I St Pancras Station. Despite receiving a bomb hit during the war the interior of the former Booking Office remains one of Scott's most notable interiors with an impressive hammer beam roof and ticket office. The roof timbers and plaster ceiling along with the floor are understood to be later fabric.

Some concerns were raised by officers and in addition comments on the application were received as a result of the consultation. In response the applicant has confirmed the following:

That the loading will be no greater than the weight of normal occupancy.

That no banquettes will be located in front of doors and those in front of the windows will be below sill level and the proposed curtains have been removed from the scheme. This will avoid any visual clash.

New lighting generally is to be by floor standing up-lights or integrated within the freestanding custom built bar furniture. New chandeliers will be hung from the ceiling joinery and new electrical fittings will be installed accordingly.

All services will be run through routes within the modern floor screed.

In response to comments received concerning the addition of vinyl to the

windows to filter glare from the train shed lighting, a condition has been included in this decision notice which requires a sample of the vinyl to be agreed prior to the work being carried out.

Other works involve later installations dating from the 2011 listed building consent for the bar and are not considered to harm the significance of the former Booking Office.

The Victorian Society had no concerns about the proposals.

Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State.

No responses other were received as a result of the public consultation through a press notice and a site notice.

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).

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



Daniel Pope  
Chief Planning Officer