

Application ref: 2020/5824/L
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Date: 18 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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Frankham Consultancy Group
7B Five Arches Business Estate, Ire
Maidstone Road
Sidcup
DA14 5AE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Euston Fire Station
172 Euston Road
London
NW1 2DH

Proposal:

Replacement of existing gas fired boilers, ventilation, heating, gas and domestic water systems.

Drawing Nos:

227637-FCG-MB-00-DR-M-5303-D2-C01
GF Proposed Domestic Water Layout
227637-FCG-MB-00-DR-M-5603-D2-C01
GF Proposed Heating Layout
227637-FCG-MB-00-DR-M-5702-D2-C01
GF Proposed Ventilation Layout
227637-FCG-MB-01-DR-M-5304-D2-C01
FF Proposed Domestic Water Layout
227637-FCG-MB-01-DR-M-5604-D2-C01
FF Proposed Heating Layout
227637-FCG-MB-01-DR-M-5703-D2-C01
FF Proposed Ventilation Layout
227637-FCG-MB-02-DR-M-5305-D2-C01
2ndF Proposed Domestic Water Layout
227637-FCG-MB-02-DR-M-5605-D2-C01
2ndF Proposed Heating Layout

227637-FCG-MB-02-DR-M-5704-D2-C01
 2ndF Proposed Ventilation Layout
 227637-FCG-MB-03-DR-M-5306-D2-C01
 3rdF Proposed Domestic Water Layout
 227637-FCG-MB-03-DR-M-5606-D2-C01
 3rdF Proposed Heating Layout
 227637-FCG-MB-03-DR-M-5705-D2-C01
 3rdF Proposed Ventilation Layout
 227637-FCG-MB-04-DR-M-5307-D2-C01
 4thF Proposed Domestic Water Layout
 227637-FCG-MB-05-DR-M-5608-D2-C01
 5thF Proposed Domestic Water Layout
 227637-FCG-MB-B1-DR-M-5001-D2-C01
 Proposed Boiler Room Layout
 227637-FCG-MB-B1-DR-M-5302-D2-C01
 Bsmt Lvl Proposed Domestic Water Layout
 227637-FCG-MB-B1-DR-M-5602-D2-C01
 Bsmt Lvl Proposed Heating Layout
 227637-FCG-MB-B1-DR-M-5701-D2-C01
 Bsmt Lvl Proposed Ventilation Layout

And

Document entitled: Heritage Statement in support of listed building consent by Frankham dated 15/12/2020.

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:

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And

Document entitled: Heritage Statement in support of listed building consent by Frankham dated 15/12/2020.

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 Any new fixing or works to the existing historic fabric to be carried out without damage to the historic fabric. The historic fabric to be protected in the relevant area during the course of the service installation.

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 details shown in the documents hereby approved, no consent is granted for any external works. Should new external vents, pipes or grilles be required then a new listed building consent application may be required.

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 Euston Fire Station is Grade II* listed in recognition of its fine Arts and Crafts designed, purpose built station fronting the Euston Road. The Station was built in 1901-1902 and altered and extended later in the twentieth century. It was designed by H. F. T. Cooper for the Fire Brigade Branch of the London County Council Architects' Department and built by Stimpson & Co.

This application has been assessed without the benefit of a site visit due to current Covid-19 restrictions.

These proposed works involve the replacement of the gas fired boiler, heating, domestic water, gas and ventilation system. The existing system has come to the end of its serviceable life. The replacement boiler is to be located in the same area as the existing boiler within the basement in an area of limited historic significance.

The works to upgrade the services are to the interior of the building only. Existing plant locations and pipe runs, flues and ductwork will be reused where possible.

No responses were received as a result of the public consultation.

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)

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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', is positioned above the printed name.

Daniel Pope
Chief Planning Officer