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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

London Kings Cross Station

Address Line 1

Euston Road

Address Line 2

Address Line 3

Town/city

London

Postcode

N1 9AL

Description of site location must be completed if postcode is not known:

Easting (x)

530181

Northing (y)

183075

Description

Applicant Details

Name/Company

Title

Mr

First name

Philip

Surname

Cooke

Company Name

London North Eastern Railway

Address

Address line 1

East Coast House

Address line 2

25 Skeldergate

Address line 3

Town/City

York

County

North Yorkshire

Country

Postcode

YO1 6DH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Refurbishment and alterations to the existing catering service centre, located within the basement of the Western Range Building.

Has the development or work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

Don't know

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes

No

If Yes, please describe and include the planning application reference number(s), if known

2018/5464/L: Installation of partition to boardroom: Installation of 2x internal doors to match the existing style: Installation of 12x suspended LED luminaries.

2013/6057/L: Alterations to western range reception (unit G/01) to create a new retail unit; including alterations to the retail fascia, a new altered lobby area to be accessed from a new door in the western range gateline, and alterations to the contractor's reception to create a passenger assisted waiting room.

2012/5554/L: Internal fit out to existing retail unit G27 "The Harry Potter Shop".

2006/3387/P: Alterations, refurbishment and extensions to King's Cross Station to provide for new operational railway purposes and passenger facilities, including construction of Western Concourse (to include ticketing, retail {Class A1}, food and drink facilities {Class A3/A4/A5} and ancillary office accommodation and integrated access facilities to London Underground Northern Ticket hall), demolition of southern concourse and landscaping of new southern square; alterations to Western Range; construction of platform Y and alterations to platforms 1 and 5-8; construction of canopies to south elevation of main train shed and taxi waiting areas; enclosure of London Underground South-East stairs; permanent removal of Porte Cochere and northern canopy to Western Range, Great Northern Hotel porch and other items; demolition and replacement of Handyside pedestrian footbridge and demolition of elements of suburban train shed and of other structures; and other alterations, operations and extensions in connection with new uses and facilities.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

2949-01-401-01 to 03 Proposed Demolition and Alteration Plans; 2949-01-402-01 to 03 Proposed GA Plans; 2949-01-403-01 to 03 Proposed Finishes Plans; 2949-01-406-01 to 07 Proposed Internal Elevations; 2949-01-410 Proposed Wash Plant Details; 2949-01-DS01 Proposed Door Schedule; 1454-VEX-XX-DR-S-1001_S2-P04 Proposed Structural Alterations General Arrangement - Sheet 1 of 3; 1454-VEX-XX-DR-S-1002_S2-P04 Proposed Structural Alterations General Arrangement - Sheet 2 of 3; 1454-VEX-XX-DR-S-1003_S2-P04 Proposed Structural Alterations General Arrangement - Sheet 3 of 3

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Internal walls

Existing materials and finishes:

Combination of original stone and brick walls, finished internally with plaster and skim coating, painted. Some areas of non-original concrete blockwork walls and lightweight stud partitions.

Proposed materials and finishes:

New walls are to be lightweight metal stud partitions, skimmed and painted white to match existing internal finishes. Cold room walls are to have new insulated wall and ceiling panels fitted, supported independently of the existing structure and internal walls. New metal mesh partitions are to be installed to the COSHH Store and to the ambient stores for protection of goods. Refer to drawings 2949-01-402-01 to 03 for details of new internal partitions to be installed.

Type:

Floors

Existing materials and finishes:

Existing non-original vinyl flooring throughout to stores and service areas; Existing non-original carpet tiles to administration and office areas.

Proposed materials and finishes:

Proposed like for like replacements with new, harder wearing vinyl flooring and carpet tiles. Refer to drawings 2949-01-403-01 to 03 Proposed Finishes Plans for details.

Type:

Internal doors

Existing materials and finishes:

Modern non-original solid core timber fire doors throughout the catering service centre at basement level.

Proposed materials and finishes:

Existing doors to be repaired and retained as necessary, with new doors added to match the existing in style, refer to drawing 2949-01-DS01 Proposed Door Schedule for further details.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

2949-01-401-01 to 03 Proposed Demolition and Alteration Plans; 2949-01-402-01 to 03 Proposed GA Plans; 2949-01-403-01 to 03 Proposed Finishes Plans; 2949-01-406-01 to 07 Proposed Internal Elevations; 2949-01-410 Proposed Wash Plant Details; 2949-01-DS01 Proposed Door Schedule; 1454-VEX-XX-DR-S-1001_S2-P04 Proposed Structural Alterations General Arrangement - Sheet 1 of 3; 1454-VEX-XX-DR-S-1002_S2-P04 Proposed Structural Alterations General Arrangement - Sheet 2 of 3; 1454-VEX-XX-DR-S-1003_S2-P04 Proposed Structural Alterations General Arrangement - Sheet 3 of 3; 2949-01-HS01 Design, Access and Heritage Impact Statement.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2022/1797/NEW

Date (must be pre-application submission)

21/09/2022

Details of the pre-application advice received

As you know this station building is Grade I listed and although the internal finishes have been substantially changed historically the original floor plan and structural elements are of high significance in terms of the historic fabric and architectural character. The basement is of lower significance than the ground, first and second floors however it is still an integral part of the Grade I building and important nonetheless.

In the main the proposals appear generally acceptable although there is concern about the removal of the wall between what is currently the cold store and the freezer to create the chilled stores. The wall your drawings show as being removed, is in the category considered important. In addition to which there may well be structural implications involved with the removal of this section of wall. I believe this section could have been the location of an original cooking range although this may need confirming. There are the same concerns around the proposed removal of the wall between the Uniform Store and the COSHH Store. The partition wall may not be of significance however the solid wall raises the same concerns as above.

You may know that the central corridors of the Western Range are constructed of huge slabs of York stone and any works that might impact on the structural stability of these stones should be totally avoided.

In general the removal of sections of original brick wall including the enlarging of door openings should be considered with sensitivity and may not be considered acceptable in that it would be harmful to the historic or architectural significance of the building. Should this be the case any formal listed building consent application to the planning authority would be unlikely to have our support as it would be contrary to Camden Policy D2.

I suggest that you research the Conservation Plan document that John McAslan Architects produced in 2005 as part of the listed building consent submission back in 2006, reference 2006/3387/P – Part 2 page 4 has the historic floor plans of all floors although the reproduction is a little blurred. The document can be found on Camden's Planning web site. You will find there are historic floor plans within the document which would be helpful in informing your design.

I confirm that these works would require a formal listed building consent application to the Planning Authority and that the scheme will need to be revised in light of my comments before it can be fully supported.

Note: Since receipt of the above advice the sketch scheme proposed under pre-application advice application 2022/1797/NEW has been amended to address the above feedback received.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Gregory

Surname

Oldham

Declaration Date

10/11/2022

Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gregory Oldham

Date

18/11/2022