

Robert Evans  
Argent (King's Cross) Ltd  
London & Continental Railways Ltd  
and Exel PLC  
c/o 5 Albany Courtyard  
London  
W1J 0HF

Application Ref: **2006/3222/L**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

22 November 2007

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted Subject to a Section 106 Legal Agreement**

Address:  
**Great Northern Hotel**

**Pancras Road**

**King's Cross,  
London  
NW1**

Proposal:

Internal & external alterations to create a pedestrian arcade within the Great Northern hotel at street level.

Drawing Nos: 452\_07\_100 P7, 101 P5, 110 P6, 200 P5, 201 P5, 202 P5, 203 P4, 204 P3, 300 P6, 301 P6, 302 P5, 303 P5, 700 P6, 701 P5, 702 P5, 703 P5, 704 P5, 705 P6, 706 P2, 707 P1;

452\_06\_100 P14, 101 P8, 102 P5, 103 P5, 104 P5, 105 P5, 106 P4, 110 P10, 200 P6, 201 P6, 202 P8, 203 P9, 204 P5, 300 P8, 301 P6, 302 P6, 303 P8, 400 P8, 700 P8, 701 P8, 702 P5, 703 P5, 704 P4, 705 P5, 706 P1, 707 P1, 708 P1;

Location Plan 452\_05\_001; Site Plan 452\_05\_002 P2; 452\_05\_100 P5, 101 P4, 102 P5, 103 P5, 104 P5, 105 P5, 106 P4, 110 P5, 200 P4, 201 P4, 202 P4, 203 P3, 204 P3, 300 P7, 301 P5, 302 P5, 303 P5;



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 before the expiration 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 demolition works hereby approved shall not take place until:
  - a) Written Approval has been issued by the local planning authority for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme;
  - b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council.

Reason: To protect the special character and setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and to ensure the appropriate heritage and other benefits taken into account in the assessment are secured prior to the partial demolition of the building, in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No works authorised by this consent shall take place until:
  - (a) The applicant has implemented a programme of building recording and analysis by a person or body approved by the local planning authority;
  - (b) This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: In order to mitigate the loss of parts of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the parts of the building to be demolished and such schedule has been approved in writing by the local planning authority. The salvage works shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority.

Reason: In order to mitigate the loss of parts of the listed building in accordance with policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building; in order to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building and to the visual amenity of the area; and to comply with policies B1 & B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond, mortar mix and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Before any relevant part of the works commence, details shall be submitted to and approved by the local planning authority of all signage internally and externally. The

details to include:

- a) Location of signage throughout the ground floor including all external elevations of the hotel and all public elevations within the arcaded ground floor;
- b) The number, size, location and level of illumination of signage including wayfinding, information relating to the operation of the adjacent station, retail fascia and corporate branding;
- c) Details of materials, form and colour of graphics in all signage; and
- d) The methods of fixing signage where historic fabric will be affected.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 Before any relevant part of the works commence, details of the external appearance of the building resulting from works in the proposed lift and service riser voids shall be submitted to and approved by the Council. Such submission may include detailed elevation drawings as appropriate.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 No new plumbing, soilstacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 Details and samples as appropriate of finishes and materials in respect of all new works including the following shall be submitted to and approved in writing by the Council as the local planning authority in consultation with English Heritage before the relevant work is begun:

- a) Typical elevations, sections and plans for internal walls to show both existing and proposed elevations. For existing features, include typical examples of existing staircases, architraves, internal and external doors, mouldings, skirtings and other historic features at a scale of 1:10 or 1:20 as appropriate;
- b) Zones for lifts and service risers to all affected floors showing the interface with windows and doors at 1:20;
- c) Elevation (1:20), long- and cross- sections (1:10) of the new bay doorway in the south west elevation;
- d) Long- and cross- sections (1:10) of the new glazed doorway in the south west elevation to include details of mouldings;
- e) Long- and cross- sections (1:10) of the timber framed windows to ground floors to include details of mouldings;

- f) Reinstated stucco mouldings to exterior elevations at 1.10;
- g) Reinstatement of area of projecting stucco pilaster at south west elevation;
- h) Interventions at basement of store/plant impacts on the existing fabric;
- i) Samples of proposed flooring material to arcaded areas of ground floor;
- j) Samples of proposed white concrete surface treatment to ground floor;
- k) Samples of metal pillar guards to ground floor;
- l) Details at 1:10 of proposed external ventilation grilles/louvres.

The relevant work shall be carried out in accordance with such approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 Before the relevant work is undertaken a method statement detailing the method of protecting the historic fabric during the installation and subsequent removal of temporary rendered masonry walls in the proposed retail units, foyer entrance and lowered windows of the ground floor, shall be submitted to and approved by the local planning authority. The relevant work shall be carried out in accordance with such drawings and/or method statement thus approved.

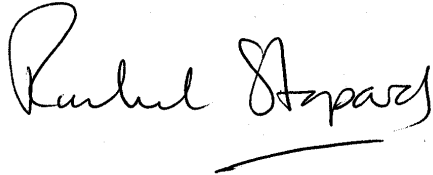
Reason: In order to safeguard the special architectural and historic interest of the building; in order to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building and to the visual amenity of the area; and to comply with policies B1 & B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Regarding Condition 9: It is expected that signage design details related wayfinding, pedestrian and traffic routing and the operation of the adjoining station will be prepared in co-operation with Network Rail and in broad agreement with the Signage and Advertising strategy to be submitted as part of the conditions for works to King's Cross station.
- 2 Nothing in this consent grants permission for alterations above the first floor slab other than:
  - a) the removal of the existing lift shafts, cars and supports;
  - b) arrangements for provision of service risers and lift cores through all floors;
  - c) removal of external rainwater and drainage goods on all facades and their replacement/rationalisation with new, external cast iron downpipes on all facades (to be diverted internally above the proposed concourse roof on the north-east elevation); and
  - d) removal of projecting stucco pilaster (later addition) on south-west elevation.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).