



Planning, Design and Access Statement

Great Northern Hotel, Pancras Road, London, N1C
4TB

December 2023





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1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by hgh Consulting on behalf of the Great Northern Hotel ('the applicant') to support a Listed Building Consent (LBC) application for the conversion of the first floor lounge and reinstatement as 4 guest rooms at the Great Northern Hotel, Kings Cross, Pancras Road, N1C 4TB.
- 1.2 The site is identified in Figure 1 below.

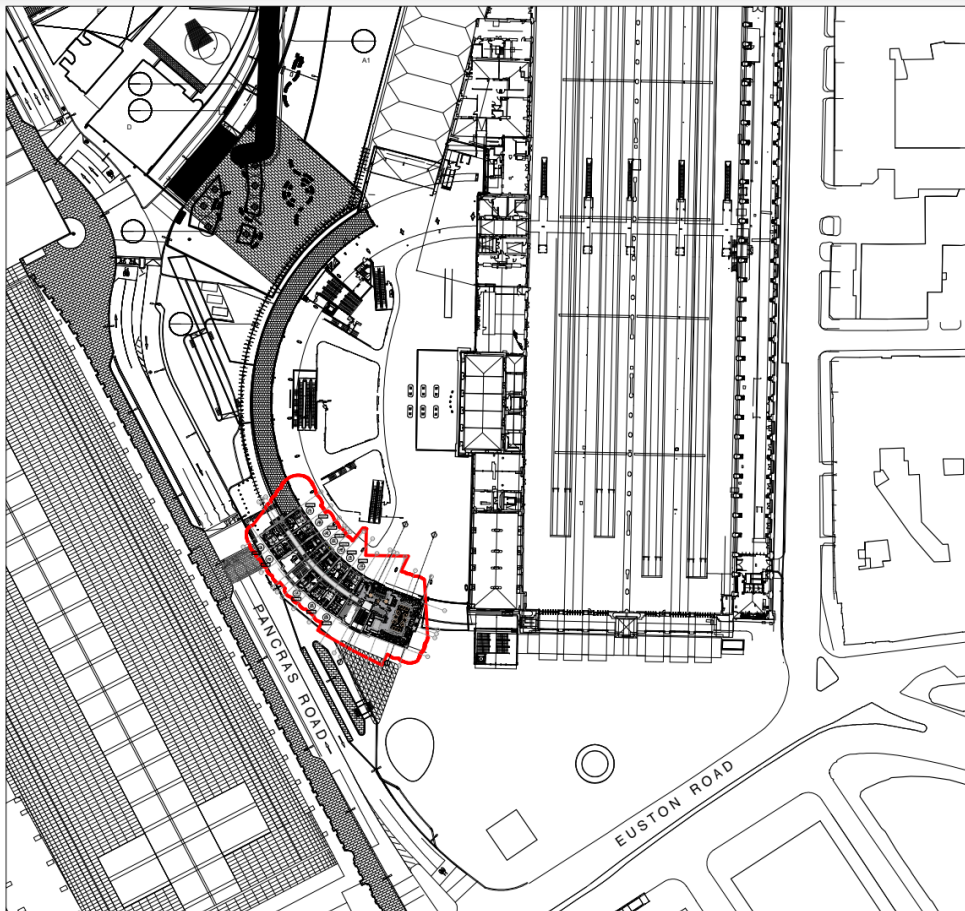


Figure 1: Site Location Plan

- 1.3 The description of development is as follows:

'conversion of first floor lounge to reinstatement four guest rooms'

1.4 This LBC application has been made following the approval of alteration works to the listed hotel, of which were granted in 2018. The works consisted of the conversion of the four guest rooms to a lounge/meeting space for guests of the hotel. However, the hotel now wishes to reinstate the previously approved works to former guest rooms. The proposed development will restore the building's original plan form and cellular layout to form a benefit to the building's special significance as a designated heritage asset.

Submission of documents

1.5 The following documents are submitted with this application:

- (a) LBC Application Forms;
- (b) Heritage Statement;
- (c) Plans and Drawings; and
- (d) Cover Letter.

Structure of Statement

1.6 The statement is structured as follows:

- (a) Section 2 provides a description of the site and its surroundings;
- (b) Section 3 summarises the background to the proposals;
- (c) Section 4 outlines the relevant planning policy framework;
- (d) Section 5 provides a design assessment of the proposals;
- (e) Section 6 concludes the statement.

2.0 SITE AND SURROUNDINGS

The Site

- 2.1 The existing site is comprised of the Great Northern Hotel, which is a Grade II Listed building designed by Lewis Cubitt and completed in 1854. The hotel lies within the heart of King's Cross area and is located at the southern end of Pancras Road close to its junction with Euston Road.



Figure 2: View of Great Northern Hotel from Pancras Road

- 2.2 The building is Italianate in design and displays classical details. It is more elaborate than King's Cross station adjacent to the site, which was also designed by Cubitt. It is built of yellow stock brick with stucco detailing in the form of string courses, pilasters, window mouldings and a large cornice at eaves level with dentils. The hotel is built on a curved plan form and extends to 5-storeys, plus attic. The convex south-west elevation directly reflects the original curving alignment of Pancras Road immediately to the west (formerly Pancras Place) which was straightened out shortly after the hotel was completed.
- 2.3 The site is located within the King's Cross Conservation Area (KCCA) and the hotel itself is Grade II listed. The site does not have any other designations or allocations.
- 2.4 The KCCA Appraisal describes the sites external appearance as Italianate, with classic details.

- 2.5 The building's listing description¹ notes that the hotel was one of the first to include rooms on the 'continental system', with bedrooms en suite with sitting rooms. It further notes that thick walls divide every room, and the corridors are constructed of brick arches supported by iron girders.

Surroundings

- 2.6 The building is situated within the Kings Cross Conservation Area and located between King's Cross station (opened 1852) and St Pancras station (opened 1865-69), two of the finest examples of British railway architecture. Along with St Pancras Chambers (opened 1868-76) these buildings comprise a significant group of listed buildings which demonstrate the significance of rail travel in the Victorian age. The heritage of the area is of great importance and gives the site a distinct sense of place. King's Cross has established itself as an iconic gateway to the capacity and the hotel makes an importance contribution to the area.

Planning History

- 2.7 The Great Northern Hotel has an extensive planning history, with the main regeneration works to the hotel taking place from 2006.
- 2.8 The Great Northern Hotel forms part of the wider King's Cross Central regeneration area that was granted outline planning permission on 22 December 2006 (LPA ref. 2004/2037/P). Detailed planning and listed building consent for the comprehensive refurbishment of the hotel together with the additional arcade proposals (to compliment the new Western Concourse to King's Cross station) was granted through a series of applications between 2007 and 2011, with the refurbishment work undertaken between 2009- 2011 and the hotel opening in 2013.
- 2.9 Planning and listed building consent (refs. 2015/3067/P & 2015/3114/L) was granted in 2015 for a package of works that included the creation of a hotel lounge at first floor level, facilitated by a series of internal alterations that resulted in the loss of rooms. The provision of the first-floor restaurant formed part of the main 2010 refurbishment works and was as a consequence of the Arcade and partial loss of the hotel's ground floor accommodation.
- 2.10 Listed building consent was granted in 2018 (ref. 2018/2286/L) to convert a number of guestrooms to a hotel lounge/meeting space on first floor level.
- 2.11 Full details of the planning history are appended to this statement.

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1113244?section=official-list-entry>

3.0 THE PROPOSED DEVELOPMENT

Background

- 3.1 As outlined in the planning history section, several planning and listed building consent applications have been granted for various regenerative works to the hotel from 2006 onwards.
- 3.2 The works relevant to this proposal is application reference 2018/2286/L. As outlined previously, the works sought internal alterations to convert a number of guestrooms to a hotel lounge at first floor level.

The Proposals

- 3.3 The proposed development comprises the reversal of the 2018 listed building consent application to restore the first-floor lounge back to four guest rooms.
- 3.4 The reversion of these works to return to guestrooms will restore the building’s original plan form and cellular layout and would be considered to form a benefit to the building’s special significance as a designated heritage asset.
- 3.5 The rooms will match all existing detailing as per existing rooms.
- 3.6 The proposed first floor plan is provided below which illustrates the extent of the proposals. The proposals are limited in scope and the extent of the changes to the building fabric are limited.



Figure 3: Proposed first floor plan

4.0 PLANNING POLICY FRAMEWORK

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have ‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses’ and, in respect of conservation areas, that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise.

Development Plan

- 4.3 The statutory development plan for LB Camden comprises the Camden Local Plan (2017) and the London Plan (2021).
- 4.4 Other material considerations include the National Planning Policy Framework (2023) and the Kings Cross Conservation Area Appraisal (2004).
- 4.5 The development plan policies relevant to this application are summarised below.

London Plan

- (f) Policy HC1 (Heritage conservation and growth);
- (g) Policy D4 (Delivering good design); and
- (h) Policy E10 (Visitor Infrastructure).

Local Plan

- (a) Policy E3 (Tourism);
- (b) Policy G1 (Managing the impact of growth and development);
- (c) Policy C2 (Supporting community facilities and services); and
- (d) Policy D2 (preserve Camden’s rich and diverse heritage assets).

The National Planning Policy Framework Dec 2023

- 4.6 The National Planning Policy Framework (2023) sets out the Government’s planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.

- 4.7 Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2023). This sets out the governments planning policies for England and how these are expected to be applied. With regard to conserving and enhancing the historic environment, the framework requires proposals relating to heritage assets to be justified and explain explanation of their effect on the heritage asset significance provided.
- 4.8 With regards to the significance of a heritage asset, the framework contains the following policies:
- 4.9 Paragraph 201 states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
- 4.10 Paragraph 203 states that in determining applications local authorities are required to take into account the following:
- (a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 4.11 With regard to potential harm to the significance of designated heritage assets, in paragraph 205 the Framework states the following:
- ... Great weight should be given to the asset’s conservation (And the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total Loss or less than substantial harm to its significance.*
- 4.12 The framework goes on to state at paragraph 206 that:
- 4.13 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction or from development within the setting), should require a clear and convincing justification.
- 4.14 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset paragraph 207 of the NPPF states that:
- local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- (a) The nature of the heritage asset prevents all reasonable uses of the site; and
 - (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant funding or some form of not-for-profit, charitable or public ownership is demonstrably not possible; and

(d) The harm or loss is outweighed by the benefit of bringing the site back into use.

4.15 With regard to less than substantial harm to the significance of a designated heritage asset, of the NPPF states the following:

4.16 Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.0 DESIGN ANALYSIS

Internal Design

- 5.1 The proposal is for the reinstatement of the former guest rooms on the first floor of the hotel, from the existing lounge.
- 5.2 Photos of the existing lounge are provided in figures X-X below.



Figure 4: First floor hotel lounge



Figure 5: First floor hotel lounge



Figure 6: Toilets associated with the first floor lounge

- 5.3 Notably, the proposed development is for internal works to the listed building therefore, there will be no impact on the external appearance of the building, or the wider character of the Kings Cross Conservation Area. A Heritage Statement has been prepared which assesses the heritage risk of the proposals and the overall impact of the proposals on the listed building.
- 5.4 The proposals will fully reinstate the former guest bedrooms following the implementation of approval of LBC in 2018 for the conversion of the bedrooms to provide a hotel lounge and associated facilities.
- 5.5 Upon a review of the submitted documentation, it appears that limited historical fabric was removed to accommodate the proposals. The submitted Design and Access Statement (DAS) states that *‘the proposals have been carefully designed to preserve the historic building and require only minor alterations to facilitate these changes’*.
- 5.6 As a result of the limited changes proposed to provide the living space initially, it is considered that the reinstatement of the four former guest rooms would also result in limited alterations to the building and would not result in any harm or loss of existing historical fabric. Rather, the alterations would provide a positive heritage benefit as they will restore the use of the space as originally intended by the architect.
- 5.7 A summary of the proposed development is outlined below:
- (a) Layout: the proposed layout will remain the same as evidenced by the existing and proposed floorplans. The positioning of the windows and doors will also remain unchanged.
 - (b) Function and appearance: the function of the rooms will be changed from a lounge/meeting room to guest bedrooms that were in place prior to 2018. The proposed reinstatement works will match existing detailing and features to ensure they reflect what was in place prior to 2018.

6.0 CONCLUSION

- 6.1 This application for listed building consent has been prepared by hgh Consulting for the reinstatement of four guest rooms at first floor level.
- 6.2 The proposed development will result in limited interventions and alterations to the historic fabric of the building; it will simply change the function of the rooms.
- 6.3 The extent of the surviving historic fabric will not be affected by the reinstatement of the bedrooms. The proposed development will in fact comprise of a heritage benefit to the special significance of the building as a designated heritage asset.
- 6.4 Indeed, planning policy at all levels supports minor alterations and sympathetic amendments to listed buildings where they are consistent with the buildings conservation and ensure that the building remains in a viable use.
- 6.5 The proposed alterations will not result in any harm to the amenity of hotel guests or surrounding occupiers.
- 6.6 Overall, the proposals represent sustainable development in line with the core principles of the NPPF, proactively driving and supporting sustainable economic development in the heart of King's Cross. As such, we politely request that the proposals are approved without delay.

APPENDIX 1 - PLANNING HISTORY

PLANNING APPLICATION REF. NO	Planning Considerations
Enhancement Works	
2018/2286/L	Listed Building Consent granted for internal alterations to create hotel lounge at first floor level
2015/3067/P & 2015/3114/L	Planning Permission and Listed Building Consent granted in June 2015 for the erection of two dormer windows on the south-eastern elevation and the creation of a new roof terrace; and, Internal alterations to create a hotel lounge at first floor level, the erection of two dormer windows on the south eastern elevation and a glazed roof hatch to facilitate a roof terrace.
The Main Refurbishment Works	
2011/6455/P	Planning permission granted on 05 April 2012 for alterations to the internal elevational treatment of the ground floor arcade (new brick and stucco finish), installation of canopies at ground floor level, installation of CCTV cameras at ground floor level, installation of external lighting scheme, window boxes to bar area, external lightning tapes to all elevations, and satellite dish at roof level all in connection with existing hotel (Class C1).
2011/0050/L	Listed Building Consent approved on 20 February 2012 for Internal alterations at basement, ground and first to fifth floor.
2011/5528/L	Details pursuant to condition 3 (fifth floor level dormer windows) of listed building consent 2011/0050/L: Details approved 19/12/2011

2011/2562/P	<p>Details of disabled WC layout at first floor level and location and design of bird and bat boxes located at roof level pursuant to conditions 2(a) and 3 of planning permission dated 14/03/11 (ref. 2011/0049/P) for amendments to reserved matters granted 03/09/10 (2010/3304/P) for refurbishment and reuse of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 31-38, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. Details approved 15/07/2011.</p>
2011/2564/L	<p>Details of conditions survey of existing lath and plaster ceilings pursuant to condition 4 of planning permission dated 14/03/11 (2011/0050/L) for internal alterations at basement, ground and first to fifth floor level as an amendment to listed building consent granted 03/09/10 (2010/3305/P) for internal and external alterations in connection with the refurbishment and restoration of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level. Details approved 15/07/2011.</p>
2011/0049/P	<p>Amendments including replacement of gymnasium and grey water storage with back of house facilities at basement level and relocation of disabled WC to first floor level, new dumb waiter, relocation of goods lifts and recycling storage area, creation of enlarged bar area at ground floor level by extending mezzanine, alterations to layout of accommodation at first to fifth floor level to improve layout of restaurant facilities for disabled users, a reduction in number of guestrooms from 93 to 92, provision of pantry areas at end of corridors, replacement of timber plant deck with concrete plant deck, replacement rather than refurbishment of dormer windows, and deconstruction and reconstruction of chimneys to allow flues concealed within, re-routing of external rainwater pipes from first floor to basement internally and new access hatch adjacent to south west elevation at ground floor level to reserved matters granted 03/09/10 (2010/3304/P) for refurbishment and reuse of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16- 23, 26-28, 31-38, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. Approved on 14/03/2011.</p>

<p>2011/0050/L</p>	<p>Internal alterations at basement, ground and first to fifth floor level including modifications to openings and partitioning, steps to landing and retail unit, new entrance ceiling to underside of existing stair landing, new risers, insertion of new dumb waiter and repositioning of goods lift/recycling store, extension of mezzanine to create enlarged bar area and comms room, lowering the floor level and altering the layout of the restaurant area at first floor level including creation of cloakroom and WC, provision of pantry areas at end of corridors (first to fifth floor), relocation of door openings to corridors, alterations to form of internal cladding and suspended ceilings in guestrooms, raising of shower trays in guestrooms (except accessible rooms), removal of lath and plaster ceilings to dining room and specified guest rooms at second floor level, retention of floor structure to specified rooms at third, fourth and fifth floor level and works at roof level including replacement of timber plant deck with concrete plant deck, replacement rather than refurbishment of dormer windows, deconstruction and reconstruction of chimneys to allow flues concealed within, and externally re-routing of rainwater pipes from first floor to basement internally and provision of new access hatch adjacent to south west elevation at ground floor level as an amendment to listed building consent granted 03/09/10 (2010/3305/P) for internal and external alterations in connection with the refurbishment and restoration of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level. Approved 14/03/2011.</p>
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<p>2010/3304/P</p>	<p>Reserved matters associated with refurbishment and reuse of the Great Northern Hotel to provide a 93 guestroom hotel (Class C1) with ancillary facilities including back-of-house facilities and gym at basement level, bar at ground floor level and dining room at first floor level and shopping/food and drink unit (Class A1-A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 3138, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. Approved 03/09/10.</p>
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2010/3305/L	Listed building consent for alterations to doors and windows at ground floor level, replacement of specified windows at first, second and third floor level and works of repair and refurbishment to all retained windows/doors. Cleaning and repair work to all elevations including brickwork, stucco, string courses, pilasters, window mouldings, removal and rationalisation of soil, waste and rainwater pipes and refurbishment of signage. Alterations at roof level including removal of existing metal walkways and lift overruns, creation of plant deck within the roof valley and installation of new lift overrun, and repair works to dormers, chimneystacks and roof slopes. Installation of metal grilles at ground floor level. Internal alterations including modifications to partitioning and door openings, installation of new lifts and service cores, introduction of secondary glazing and installation of internal cladding and suspended ceilings in guest rooms. All works in connection with the refurbishment and restoration of the Great Northern Hotel to provide a 93 guestroom hotel (Class C1) with ancillary facilities including back-of house facilities and gym at basement level, bar at ground floor level and dining room at first floor level and shopping/food and drink unit (Class A1-A5) at ground floor level. Approved 03/09/10
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The Arcade Works

2006/3220/P	Planning permission for demolition of internal and external elements at ground and basement levels and alterations to provide grade-level pedestrian arcade with openings on all four sides; alterations to existing windows to provide doorways to retained ground floor foyer; installation of ground floor shutters in north east elevation; two new retail units (Class A1) at ground floor; all in connection with facilitating pedestrian access and movement related to new King's Cross station western concourse abutting north eastern elevation. Approved 22/11/2007
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<p>2006/3222/L</p>	<p>Listed building consent for internal & external alterations to create a pedestrian arcade within the Great Northern hotel at street level. Approved 22/11/2007 2004/2307/P: Outline planning permission was granted on 22/12/06 for a comprehensive, phased, Mixed use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (R1).</p>
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Demolition Works

<p>2004/2314/L</p>	<p>Listed building consent was granted on 22/12/06 for demolition of the basement (3 offices) and ground floor extension (kitchen, toilets and office) to the Great Northern Hotel on the south-western façade ("Extension 1") and fire escape which crosses the extension; demolition of the basement (storage) and ground floor extension (ladies toilet) to the Great Northern Hotel on the northern façade ("Extension 2"); removal of the railings along the south-western and northern side of the Great Northern Hotel; covering of the lightwell around the south-western and northern side of the Great Northern Hotel; and the making good of the south-western and northern façades.</p>
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