

LB Camden Council
Planning Department
5 St Pancras Square
London
N1C 4AG



The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

2 November 2023

To whom it may concern,

GREAT NORTHERN HOTEL, KINGS CROSS, N1C 4TB: PLANNING AND LISTED BUILDING CONSENT

On behalf of our client, Great Northern Hotel the following application seeks for planning and listed building consent for external alterations to the property. The planning application has been submitted via the planning portal (Ref: PP-12536992) and contains the following documents:

- Planning application forms
- Covering Letter
- Site location plan prepared by KKD
- Block Plan prepared by KKD
- Existing and Proposed layout prepared by KKD
- Existing and Proposed elevations prepared by KKD
- Detailed drawings of the proposed door prepared by KKD
- Detailed drawings of lamp fixtures and specification prepared by KKD
- Images of the scheme day/night prepared by KKD
- Planning application fee of £234 plus £64 planning portal service charge

The proposed description of development is as follows:

“Full planning and listed building consent for external alterations to replace an existing window with an entrance door at ground floor level, the erection of lighting and other associated works”.

Site

The site comprises a Grade II listed building (listed in 1984) designed by Lewis Cubitt and completed in 1854. The building is Italianate in design and displays classical details. It is more elaborate than Kings 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 hotel lies in the heart of Kings Cross station area and is located at the southern end of Pancras Road close to its junction with Euston Road. The longer convex southwest elevation 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.

Surroundings

The site is located adjacent to Kings Cross Station Western Concourse to the north. It is bound by Euston Road to the north and west, and beyond this, the redeveloped Kings Cross Central mixed use development consisting of predominately commercial floorspace to the north.

The Great Northern Hotel (opened in 1854) is 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. The hotel makes an important contribution to the area.

The site is located within the King's Cross Conservation Area and the hotel itself is Grade II listed. The site does not have any other designations or allocations.

The site has a Public Transport Accessibility Rating (PTAL) of 6b which demonstrates that it has excellent accessibility to public transport.

Planning History

The Great Northern Hotel forms part of the wider King's Cross Central regeneration area which 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 complement 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.

The building, which had been vacant since 2001, underwent significant alteration at basement and ground floor level as a result of the outline application at King's

Cross Station (2004/2307/P). As part of the King's Cross Enhancement Works planning permission and listed building consent were granted for removal of the remaining railings and infilling of the lightwells, as well as removal of a significant portion of the ground floor of the building in order to create a pedestrian arcade to accommodate the forecast increase in pedestrian movement between the two stations, Euston Road and King's Cross Central (2006/3220/P & 2006/3222/L). These works were completed in November 2009.

The ground floor windows are not original fabric, with timber framed windows inserted as part of the renovation works in 2010 (2010/3304/P).

Planning policy

Camden Local Plan 2017

E1 Economic development. The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic development.

D2 Heritage. The policy sets out the requirement to preserve and where appropriate enhance Camden's rich heritage assets and settings/.

Policy C6 Access for all. This expects all buildings and places to meet the highest standards of accessible and inclusive design so they can be used safely, easily and with dignity by all. This is to be balanced against the requirements of Policy D2 Heritage

E3 Tourism The council recognises the importance of the visitor economy in Camden and will support tourism development particularly in growth areas of Kings Cross.

A1 Managing the impact of development. Ensure development does not cause harm to the local amenity.

D1 Design. High quality design which respects the historic environment and heritage assets in line with D2. Inclusive and accessible for all.

Proposed works

This application seeks consent for the replacement of an existing window within the south east elevation (within the internal arcade) to provide a new customer access door into the hotel reception. This will aid access into the premises, which have suffered from a lack of entrance legibility.

Minor works to level out the existing brick cill will allow accessibility for all (DDA compliant) and limit the trip hazard and improve access for those with a suitcase. The application includes new lighting to frame the new entrance and illustrate the RAILS restaurant signage, although this will utilise existing punctures from the existing lighting rather than make new holes. An advertisement application is to be submitted separately.

This minor intervention will assist in diverting customer footfall into the ground floor of the Great Northern Hotel. Since opening, the hotel has really suffered from its lack of clear legibility for customers, resulting in failing restaurant, bar and hotel offer. The hotel is keen to raise its profile and elevate customer awareness of the new RAILS restaurant offer. The new entrance enables the hotel to create a stand alone entry point for more easy access into the hotel and upwards to the first floor restaurant.

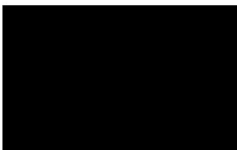
The minor structural alterations to the cill will remove some brick material to ensure there is no trip hazard and the site is accessible. The door will be fitted within the existing frame gap and therefore no further widening is required. The design and materials of the door are in keeping with the wider design rationale for the Great Northern Hotel.

The entrance door will be automated or staffed by doormen to assist users. The door will only be available during the arcade opening hours. The 24 hour main access will remain off the Pancras Road side. The proposals will not result in any new floorspace being created.

The proposed development is appropriate in this location and as such satisfies the requirements of policy E3 relating to tourism and D2 relating to heritage. Equally, the new entrance will improve the accessibility and inclusivity for all customers in line with policy C6. The development seeks to ensure the hotel can bolster its operation and ensure its viable future in line with the expectations of E1. Given the minor nature of the proposals, it is not considered to cause harm to the wider value of the Great Northern Hotel, or the historic setting.

I trust all the information submitted enables the scheme to be determined, but if anything further is required then please do not hesitate to contact me.

Yours sincerely



Sophie Rae

Associate Director