

Application ref: 2024/0075/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Great Northern Hotel
Pancras Road
London
N1C 4TB

Proposal:

External alterations to replace an existing window with an entrance door at ground floor level, the erection of lighting and display of illuminated entrance sign and entrance menu case.

Drawing Nos: 2406_DT_001 Revision B; 2406_PL_001; 2406_PL_002; 2406_PL_003 Revision B; 2406_PL_004 Revision A; 2406_PL_005; 2406_SL_001; Outdoor wall light specification (x1 page); Covering Letter dated 2 November 2023 (x4 pages).

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: 2406_DT_001 Revision B; 2406_PL_001; 2406_PL_002; 2406_PL_003 Revision B; 2406_PL_004 Revision A; 2406_PL_005; 2406_SL_001; Outdoor wall light specification (x1 page); Covering Letter dated 2 November 2023 (x4 pages).

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.

Informative(s):

- 1 Reasons for granting listed building consent.

The Great Northern Hotel, completed in 1854, was designed by Lewis Cubitt.

The building is Italianate in style with classic detailing. The hotel was built on a curved plan form, 5-storeys plus attic, directly reflecting the original alignment of the Old St Pancras Road to the west which was straightened out shortly after the hotel was completed.

The hotel is situated between King's Cross Station (opened 1852) and St Pancras Station (opened 1865-69); two of the finest examples of British railway architecture. The hotel, along with the station buildings and St Pancras Chambers (opened 1868-76), comprise a striking group of buildings which demonstrate the significance of rail travel in the Victorian age and help define the heritage value of the area.

The site is located within the King's Cross/St Pancras Conservation Area. The hotel building, itself, is listed Grade II.

This application seeks approval to replace an existing window with an automatic entrance door in the South East elevation of the building at ground floor level and the erection of lighting as well as display of illuminated entrance sign and entrance menu case.

The proposal has been amended during the course of the application to address officers concerns of introducing a new style of door to the building. The revised design is to match as closely as possible other existing doorsets on the East arcade side. In order to allow ease of access and prevent trip hazard at entrance, the existing 30mm high brick step would be removed, and a small slope added in bricks to match the existing. The proposed door is considered to be in keeping with the appearance of the building and ensure a consistency in design.

The proposed wall lamps would replace existing ones that are in the same location and of a similar size. Details such as specifications and visualisation were submitted by the applicant in relation to the level of luminance and has been included as part of the approved drawings on the decision notice.

In respect of the signage the application seeks approval to display one internally illuminated entrance sign and one internally illuminated entrance menu case. It is noted that internally illuminated signs are not normally acceptable within a conservation area or listed buildings; however, in this particular instance, the signs would have suitably low luminance levels (a maximum of 20 cd/m² for the menu case and 50 cd/m² for the entrance sign) and they are considered appropriate in terms of their size and location in a highly prominent location on a Grade II listed building.

The proposed signage is therefore considered to be acceptable in terms of its size, design, colour, materials, position and methods of fixing and illumination as well as illuminance levels.

Furthermore, the proposed signage would not obscure any significant architectural features or otherwise visually harm the appearance of the listed building.

The proposed work is considered not to impact on the significance of the building.

The application has been advertised in the press and by means of a site notice. The King's Cross CAAC was consulted but did not comment.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.

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 2021.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer