

Application ref: 2023/4817/P  
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Date: 18 March 2024

**Development Management**  
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PMV Planning  
The Boathouse Design Studio  
27 Ferry Road  
Teddington  
TW11 9NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 other associated works.

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

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 replacement of two wall lamps.

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.

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.

The proposal would not cause harm to the significance of the listed building character. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

As such, the proposed development is in general accordance with policies A1, D1 and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer