

Application ref: 2025/1505/P
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Date: 27 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
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PMV Planning
124 City Road
London
EC1V 2NX
United Kingdom

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 including: replacement of 3 x windows with doors and erection of menu board at south east elevation; replacement of door with hatch and fixed board and erection of hanging sign at north west elevation; and erection of trellises and heaters at north west elevation.

Drawing Nos:

2474_SL_001, 2406_DT_001 (Rev C), 2406_DT_003, 2406_DT_004, 2474.PL.002, 2474.PL.005, 2474.PL.006, 2474.PL.012.1 (Rev B), 2474.PL.012 (Rev A), 2474.PL.015 (Rev A), 2474.PL.016 (Rev A), 2474.PL.003, 2474.PL.013 (Rev A), Planning Statement prepared by PMV Planning (dated 3rd April 2025), Design and Access Statement prepared by Studio KKD (dated 31st March 2025), Heritage Impact Assessment prepared by Portico Heritage

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:

2474_SL_001, 2406_DT_001 (Rev C), 2406_DT_003, 2406_DT_004, 2474.PL.002, 2474.PL.005, 2474.PL.006, 2474.PL.012.1 (Rev B), 2474.PL.012 (Rev A), 2474.PL.015 (Rev A), 2474.PL.016 (Rev A), 2474.PL.003, 2474.PL.013 (Rev A), Planning Statement prepared by PMV Planning (dated 3rd April 2025), Design and Access Statement prepared by Studio KKD (dated 31st March 2025), Heritage Impact Assessment prepared by Portico Heritage.

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:

Permission is sought for external alterations including: the replacement of 3 x windows with doors and the erection of a menu board at the south east elevation; the replacement of a door with hatch and fixed board and erection of hanging sign at the north west elevation; and the erection of trellises and heaters at the north west elevation. The application is accompanied by a listed building consent application (ref. 2025/1569/L).

The application site is the Great Northern Hotel, which dates from 1854 and is located within the King's Cross/St Pancras Conservation Area. The hotel building has a curved plan form, is 5-storeys (plus attic), and is Grade II listed.

The works to the south east elevation include the replacement of the 3x existing windows with doors. The doors of the soon to be vacant reception area (which is to be moved to the first floor) are proposed to enable ancillary food and beverage operations and provide an enhanced hotel and railway station offering, which is supported. The proposed doors will match the detailing and materials of the existing windows, and are considered to be in keeping with the appearance of the building and ensure a consistency in design. It is noted that a change of an existing window to a door in this location (with the same design) was already approved under reference 2023/4817/P. The installation of a modestly sized menu board is acceptable and it is understood that advertisement consent is to be sought under a separate application.

To the north west elevation, within the colonnade area that adjoins Kings Cross station, the replacement of 1x door with a hatch to serve patrons with food and beverage from the internal bar, alongside a fixed board and erection of hanging sign is sought. The creation of the kiosk and its design is considered not to impact further on the architectural significance of the building which has already seen significant changes to this floor. The hatch/kiosk is therefore acceptable and is considered to enhance the colonnade area and the station offering. There is already a kiosk with a hatch established on the north elevation and the provision of another is acceptable. The hanging sign is of an acceptable scale and matches the door details. It is understood that advertisement consent is to be sought under a separate application.

At the same elevation, trellis and heaters are proposed on the wall. The attachment of trellising is reversible and would not result in harm to the fabric. A condition has been attached to the associated listed building consent which requires detailed drawings showing the proposed attachment of the trellises and heaters to the building to avoid harm to the brickwork.

- 2 Overall, the proposal to separate the retail food offer and hotel provision by relocating the hotel reception to the first floor is accepted. This includes the creation of a more visible hotel entrance on the roadside elevation and a reception space at first floor level in proximity to both the main staircase and the lifts. The existing building has been subjected to various changes already and the proposed changes aim to better activate ground floors area and are considered not to harm the significance of the listed building or the wider Conservation Area.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

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.

The application has been advertised in the press and by means of a site notice. No objections were received. 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.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).

- 4 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.
- 5 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) 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.

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.

3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because:

- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer