

Application ref: 2025/1569/L  
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**Development Management**  
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PMV Planning  
124 City Road  
London  
EC1V 2NX  
United Kingdom

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 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; erection of trellises and heaters at north west elevation; and minor internal alterations.

#### 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 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:

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of the relevant works, detailed drawings showing the proposed attachment of the trellises and heaters to the North West elevation, including the method and locations of all fixings and confirmation that these will be made into mortar joints (rather than into the brickwork), shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

Listed building consent 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; the erection of trellises and heaters at the north west elevation; and minor internal alterations. The application is accompanied by an application for planning permission (ref 2025/1505/P).

The application site is the Great Northern Hotel, completed in 1854 and designed by Lewis Cubitt. The site is located within the King's Cross/St

Pancras Conservation Area and the hotel building is Grade II listed. The building is Italianate in style with classic detailing and is 5-storeys (plus attic). The hotel was built on a curved plan form, 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 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. The menu board would also be appropriately designed with suitable materials that would not harm the significance of the building.

To the north west elevation, within the colonnade area that adjoins Kings Cross station, consent is sought for the replacement of 1x door with a hatch to serve patrons with food and beverage from the internal bar, alongside a fixed board and hanging sign. These alterations are considered not to impact further on the architectural significance of the building, which has already seen significant changes to this floor. The hanging sign is of an acceptable scale and matches the door details, the hatch/kiosk would be in character with the existing building, and the trellis and heaters would be reversible and would not result in harm to the historic fabric. An attached condition would require further details and ensure that there is no harm, including to the historic brickwork.

The internal alterations include works to the wall of the meeting room to accommodate the relocation of the hotel reception, currently at ground floor, to the first floor. Given the history of alterations to the building, the proposed minor internal changes are considered not to impact unduly on the significance of the building and are therefore acceptable.

- 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 subject to various changes and none of the proposed changes are considered to harm the significance of the listed building.

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.

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 proposal is in general accordance with policy 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 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.
- 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](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 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer