

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	18/06/2010
		N/A / attached		<b>Consultation Expiry Date:</b>	18/06/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Antonia Powell			2010/2291/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Great Northern Hotel, Pancras Road, King's Cross, London N1 9AN			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of two brackets for temporary monitoring equipment on the Great Northern Hotel (Class C1 and Class A1)					
<b>Recommendation(s):</b>		To Approve Listed Building Consent			
<b>Application Type:</b>		Listed Building Consent			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site Notice – No responses received</p> <p>English Heritage have advised that they do not need to be consulted on this application.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The CAAC have responded asking if the monitors could be mounted on a non listed building instead.</p> <p>In response the application has written.....</p> <p>The requirement for the positioning of the monitoring equipment is that it is high enough to see the top of the Western Concourse Roof steels and from a stable / non-moving base. All the buildings in the area which could possibly fulfil this are listed (Western Range, Great Northern Hotel, German Gym, St Pancras). The GNH is listed only at Grade 2 as well as giving the best view of the roof. The tower cranes were also considered for the equipment but their movement would be too great to provide accurate monitoring. The new concrete lift shaft is currently being used for other structural monitoring but is not tall enough for positioning the roof steels.</p> <p>It is considered that this justification is acceptable</p>					

## Site Description

Hotel. 1854, by Lewis Cubitt. Yellow stock brick with stucco dressings. Slate roof with pedimented dormers. Crescent shaped building. Concave main facade towards King's Cross Station, Euston Road (qv). EXTERIOR: 5 storeys, attic and basement. 18 windows wide; southern return 5 windows with slightly advanced central bay. Sixth and thirteenth bays slightly advanced with tripartite windows and stucco dressings; 1st and 2nd floors, triangular pediments and segmental pediments respectively. Below that to left hand side, the main entrance with cast-iron and wood portico; round-arched glazing. Round-arched ground floor openings with stucco keystones and impost bands. Plain stucco bands at 1st, 2nd, and 3rd floor levels. Other windows square-headed, 1st to 3rd floor with stucco architraves. Modillion cornice. Prominent slab chimney-stacks. Road facade similar. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings of geometric design to areas.

[Click here and type]

## Relevant History

2006/3394/L and 2006/3387/P Consent granted 9<sup>th</sup> November 2006 for :-

Alterations, extensions, refurbishment works to King's Cross Station including construction of Western Concourse to abut western range and the Great Northern Hotel; alterations, refurbishment and structural upgrading of the Western Range including reinstatement of bomb gap facade; construction of platform Y (0) with installation of associated catenaries; demolition and replacement of Handyside footbridge; refurbishment of original booking hall; construction of canopies to south elevation of main train shed and taxi waiting areas; construction of enclosure to London Underground southeast stairs; alterations to platforms 1 and 5-8; demolition of southern end of suburban train shed and adjoining canopy; demolition of engineer's bothy building and major portion of cab road to York Way and related walls and structures; permanent removal of Great Northern Hotel porch, railings and flagpole and porte cochere and northern canopy to mainline station western range; various demolitions in the western range from basement to 3rd floor levels and roof of former booking office; and other alterations, operations and extensions in connection with the provision of new passenger and operational facilities.

2007/2611/L granted 31/08/2007 for :- Alterations to and refurbishment of main train shed and suburban train shed roof to include installation of photovoltaics.

LBC 2008/2860/L part granted 25/02/2009 for various alterations and works of refurbishment and repairs to southern façade and northern end screen, the central spine wall and platforms 1-8. Glazing to Southern End Screens refused

## Relevant policies

### Replacement Unitary Development Plan 2006 Policy B6

#### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

This application relates to the installation of monitoring equipment at high level on the Great Northern Hotel. This equipment is to monitor the positioning of steelwork for the Western Concourse roof. In order to enable the installation of the Western Concourse Roof structure, equipment is needed to position the individual pieces of steel precisely to the tolerances specified within the contract documents. The equipment has to be located at high level to obtain a view not obscured by the support scaffold and on a stable surface that does not move.

The equipment consists of an EDM (electronic distomat measurement unit), a bracket to support and mount the EDM to the wall of the Great Northern Hotel and a power supply cable. The brackets will be installed using stainless steel bolts fixed into the mortar joints on the brickwork using Hilti Hit chemical resin. The bolts will be 8mm diameter which will enable them to fit into the mortar joint

Two locations have been chosen at high level on the Great Northern Hotel, above the "GR" of Great and above the "L" of Hotel on its North East elevation. The brackets will be put in place in both locations for the duration of the works. The EDM will be moved between the brackets as necessary for positioning the steel members and a final check of all members will be carried out prior to dismantling the equipment.

When the bracket is no longer required it will be removed. The exposed stainless steel bolts will be drilled out after removal of the brackets and holes filled with hydraulic lime mortar to match adjacent mortar colour. Drawing SUR-01-001 rev 1 has been submitted showing this procedure

The location of the brackets will be at high level on the building façade. The brickwork will require protection during erection and dismantling of the brackets. The main concern will be when the bolts are drilled out that any damaged bricks must be carefully cut out and replaced with matching bricks. A condition to this effect is added to the approval letter.

It is recommended that this application is approved.

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