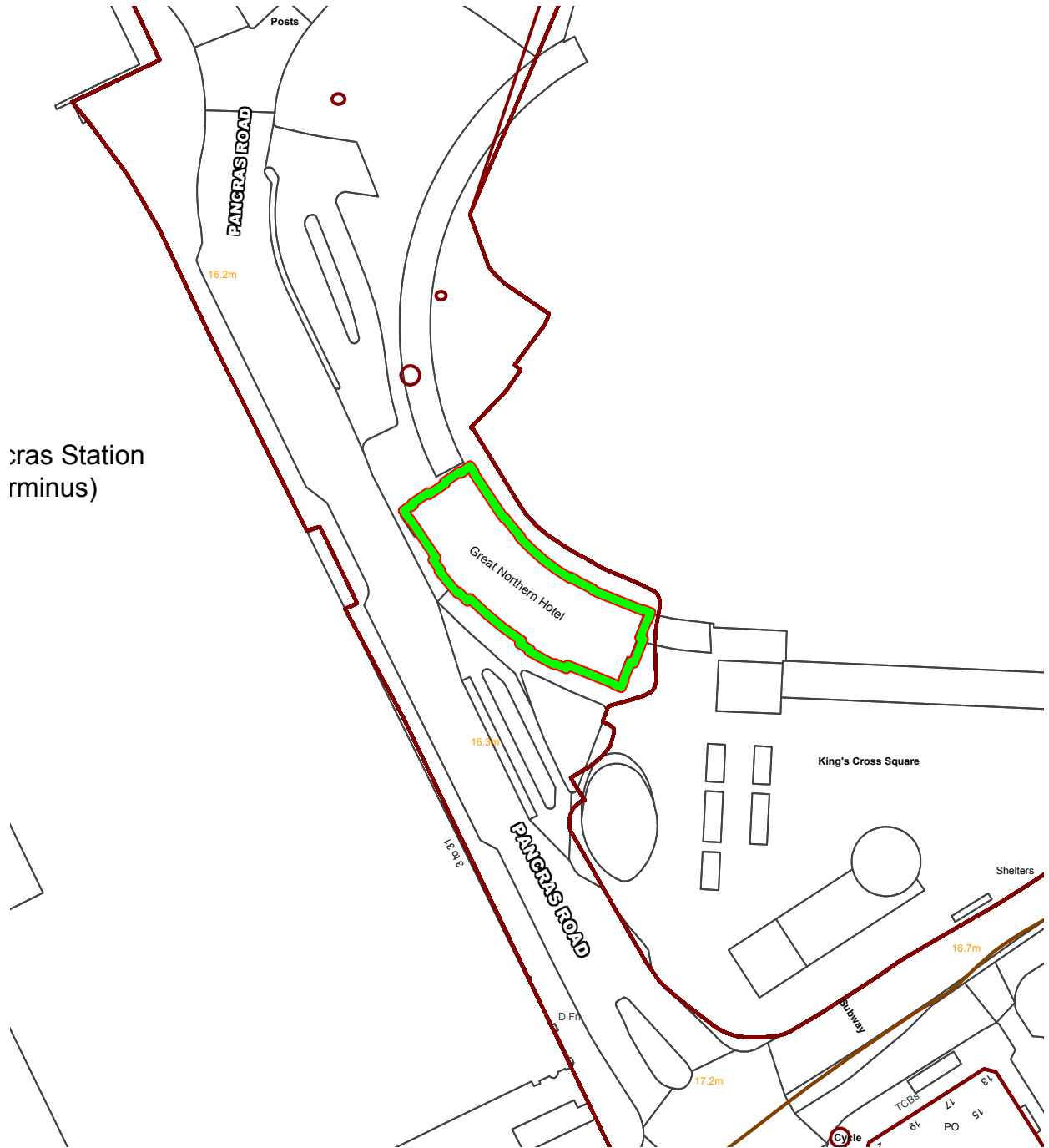


Great Northern Hotel Site plan
2015/3067/P and 2015/3114/L



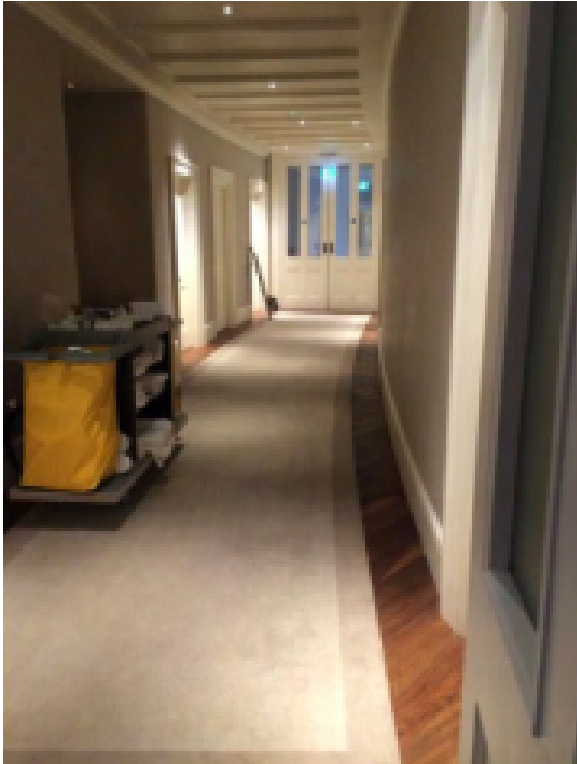
1. Western elevation



2. Southern elevation



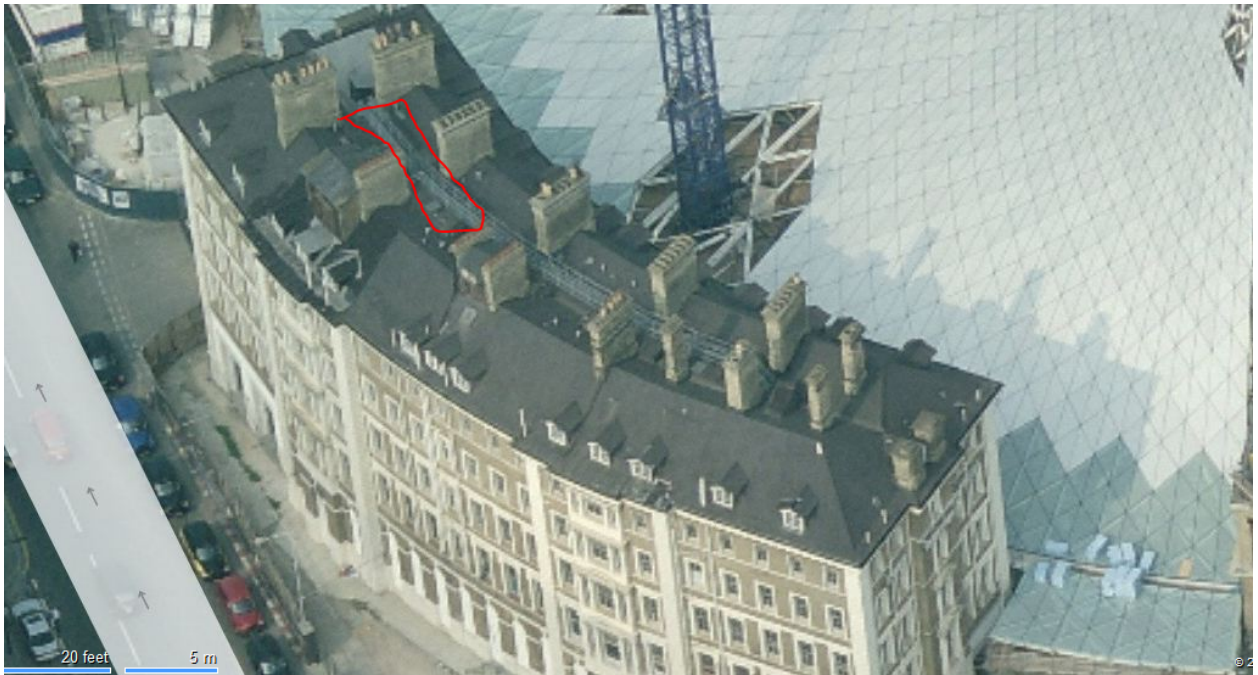
3. Internal lounge



4. Existing Hatch (to be replaced) and existing terrace



5. Birdseye view of the proposed terrace



| | | | | |
|--|----------------------------|--|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 28/07/2015 |
| (Members Briefing) | | N/A / attached | Consultation Expiry Date: | 24/06/2015 |
| Officer | | | Application Number(s) | |
| Zenab Haji-Ismael | | | 1. 2015/3067/P 2. 2015/3114/L | |
| Application Address | | | Drawing Numbers | |
| Great Northern Hotel Pancras Road London N1C 4TB | | | See draft decision notices | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| <ol style="list-style-type: none"> 1. The erection of two dormer windows on the south eastern elevation and the creation of a new roof terrace. 2. Internal alterations to create a hotel lounge at first floor level, the erection of two dormer windows on the south eastern elevation and a glazed roof hatch to facilitate a roof terrace. | | | | |
| Recommendation(s): | | <ol style="list-style-type: none"> 1. Grant conditional planning permission 2. Grant conditional listed building consent | | |
| Application Type: | | Full Planning Permission Listed Building Consent | | |

| | | | | | | |
|--|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notices | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 67 | No. of responses | 00 | No. of objections | 00 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | Site notice displayed from 05 June 2015 Press notice displayed from 11 June 2015 No responses received | | | | | |
| CAAC/Local groups* comments: *Please Specify | King's Cross CAAC: <i>The south east elevation where the dormers are proposed is a prominent elevation; the proposal for the dormers is a commercial one and therefore the CAAC object.</i> <i>Officer response:</i> It is acknowledged that the reason for the erection of the dormers is a commercial one. The hotel's original use was a hotel and there is a need to make alterations to the hotel in order for the hotel use to remain viable. For this reason, it is considered that the sympathetically designed dormers are appropriate. | | | | | |

Site Description

The hotel designed by Lewis Cubitt in 1854. The building is 5-storeys, plus attic and has a curved plan form. The longer convex south-west elevation reflects the original curving alignment of Pancras Road immediately to the west. The building is Italianate in design; with its classical details, it is more elaborate than King's Cross Station which was also designed by Cubitt. It is built of yellow stock brick with stucco detailing in the form of string courses, pilasters, window mouldings and a large cornice at eaves level with dentils.

The hotel is grade two listed and sits within the King's Cross Conservation Area.

Relevant History

2011/6455/P: planning permission granted for alterations to the internal elevational treatment of the ground floor arcade (new brick and stucco finish), installation of canopies at ground floor level, installation of CCTV cameras at ground floor level, installation of external lighting scheme, window boxes to bar area, external lightning tapes to all elevations, and satellite dish at roof level all in connection with existing hotel (Class C1). Approved 05/04/2012

2011/0050/L dated 09/03/2011 for: Internal alterations at basement, ground and first to fifth floor. Details approved 20/02/2012

2011/5528/L: Details pursuant to condition 3 (fifth floor level dormer windows) of listed building consent

2011/0050/L: Details approved 19/12/2011

2011/2562/P: Details of disabled WC layout at first floor level and location and design of bird and bat boxes located at roof level pursuant to conditions 2(a) and 3 of planning permission dated 14/03/11 (ref. 2011/0049/P) for amendments to reserved matters granted 03/09/10 (2010/3304/P) for refurbishment and reuse of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 31-38, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. Details approved 15/07/2011.

2011/2564/L: Details of conditions survey of existing lath and plaster ceilings pursuant to condition 4 of planning permission dated 14/03/11 (2011/0050/L) for internal alterations at basement, ground and first to fifth floor level as an amendment to listed building consent granted 03/09/10 (2010/3305/P) for internal and external alterations in connection with the refurbishment and restoration of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level. Details approved 15/07/2011.

2011/0049/P: Amendments including replacement of gymnasium and grey water storage with back of house facilities at basement level and relocation of disabled WC to first floor level, new dumb waiter, relocation of goods lifts and recycling storage area, creation of enlarged bar area at ground floor level by extending mezzanine, alterations to layout of accommodation at first to fifth floor level to improve layout of restaurant facilities for disabled users, a reduction in number of guestrooms from 93 to 92, provision of pantry areas at end of corridors, replacement of timber plant deck with concrete plant deck, replacement rather than refurbishment of dormer windows, and deconstruction and reconstruction of chimneys to allow flues concealed within, re-routing of external rainwater pipes from first floor to basement internally and new access hatch adjacent to south west elevation at ground floor level to reserved matters granted 03/09/10 (2010/3304/P) for refurbishment and reuse of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 31-38, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use

development of former railway lands within the Kings Cross Opportunity Area. Approved on 14/03/2011. This permission is currently being implemented.

2011/0050/L: Internal alterations at basement, ground and first to fifth floor level including modifications to openings and partitioning, steps to landing and retail unit, new entrance ceiling to underside of existing stair landing, new risers, insertion of new dumb waiter and repositioning of goods lift/recycling store, extension of mezzanine to create enlarged bar area and comms room, lowering the floor level and altering the layout of the restaurant area at first floor level including creation of cloakroom and WC, provision of pantry areas at end of corridors (first to fifth floor), relocation of door openings to corridors, alterations to form of internal cladding and suspended ceilings in guestrooms, raising of shower trays in guestrooms (except accessible rooms), removal of lath and plaster ceilings to dining room and specified guest rooms at second floor level, retention of floor structure to specified rooms at third, fourth and fifth floor level and works at roof level including replacement of timber plant deck with concrete plant deck, replacement rather than refurbishment of dormer windows, deconstruction and reconstruction of chimneys to allow flues concealed within, and externally re-routing of rainwater pipes from first floor to basement internally and provision of new access hatch adjacent to south west elevation at ground floor level as an amendment to listed building consent granted 03/09/10 (2010/3305/P) for internal and external alterations in connection with the refurbishment and restoration of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level. Approved 14/03/2011.

2010/3304/P: Reserved matters associated with refurbishment and reuse of the Great Northern Hotel to provide a 93 guestroom hotel (Class C1) with ancillary facilities including back-of house facilities and gym at basement level, bar at ground floor level and dining room at first floor level and shopping/food and drink unit (Class A1-A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 3138, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. Approved 03/09/10.

2010/3305/L: Listed building consent for alterations to doors and windows at ground floor level, replacement of specified windows at first, second and third floor level and works of repair and refurbishment to all retained windows/doors. Cleaning and repair work to all elevations including brickwork, stucco, string courses, pilasters, window mouldings, removal and rationalisation of soil, waste and rainwater pipes and refurbishment of signage. Alterations at roof level including removal of existing metal walkways and lift overruns, creation of plant deck within the roof valley and installation of new lift overrun, and repair works to dormers, chimneystacks and roofslopes. Installation of metal grilles at ground floor level. Internal alterations including modifications to partitioning and door openings, installation of new lifts and service cores, introduction of secondary glazing and installation of internal cladding and suspended ceilings in guest rooms. All works in connection with the refurbishment and restoration of the Great Northern Hotel to provide a 93 guestroom hotel (Class C1) with ancillary facilities including back-of house facilities and gym at basement level, bar at ground floor level and dining room at first floor level and shopping/food and drink unit (Class A1-A5) at ground floor level. Approved 03/09/10

2006/3220/P: Planning permission for demolition of internal and external elements at ground and basement levels and alterations to provide grade-level pedestrian arcade with openings on all four sides; alterations to existing windows to provide doorways to retained ground floor foyer; installation of ground floor shutters in north east elevation; two new retail units (Class A1) at ground floor; all in connection with facilitating pedestrian access and movement related to new King's Cross station western concourse abutting north eastern elevation. Approved 22/11/2007

2006/3222/L: Listed building consent for internal & external alterations to create a pedestrian arcade within the Great Northern hotel at street level. Approved 22/11/2007

2004/2307/P: Outline planning permission was granted on 22/12/06 for a comprehensive, phased,

mixed use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (R1).

2004/2314/L: Listed building consent was granted on 22/12/06 for demolition of the basement (3 offices) and ground floor extension (kitchen, toilets and office) to the Great Northern Hotel on the south-western façade ("Extension 1") and fire escape which crosses the extension; demolition of the basement (storage) and ground floor extension (ladies toilet) to the Great Northern Hotel on the northern façade ("Extension 2"); removal of the railings along the south-western and northern side of the Great Northern Hotel; covering of the lightwell around the south-western and northern side of the Great Northern Hotel; and the making good of the south-western and northern façades.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015 consolidated with changes since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS14 - Promoting high quality places and conserving our heritage

Development Policies

- CS1 Distribution of growth
- CS5 Managing the impact of growth and development
- CS8 Promoting a successful and inclusive Camden economy
- CS14 Promoting high quality places and conserving our heritage
- CS18 Dealing with our waste and encouraging recycling
- DP1 Mixed use development
- DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
- DP14 Tourism development and visitor accommodation
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration
- DP29 Improving access

Camden Planning Guidance- 1 Design (2014), Town Centres, 5 Retail and Employment (2013)

Kings Cross Conservation Area Statement (2004)

Assessment

1. Background

1.1 This grade II listed building forms development zone C of King's Cross Central for which outline planning permission was granted in 2006. Reserved matters and listed building consent were granted on 3rd September 2010 (2010/3304/P and 2010/3305/L) in respect of zone C for its refurbishment and reuse as a 93 guestroom hotel with ancillary facilities including back of house facilities, gym at basement level, bar at ground floor level and dining room at first floor level, and shopping/food and drink unit (Class A1-A5) at ground floor level.

1.2 The existing condition of the building is good following its refurbishment carried out between 2009-2011. However, it has been realised by the hotel that it cannot supply the accommodation that is expected of the 5* hotel.

2. Proposal

2.1 The current proposal seeks to make alterations to the existing hotel which includes a new lounge at first floor level in place of two suites, the erection of two dormer windows to the south east elevation and the introduction of a glazed hatch to facilitate a roof terrace.

3. Land Use

3.1 It is considered that the proposal seeks to optimise the value of the hotel. In light of increased competition within the King's Cross area, the hotel is seeking to make modest and sympathetic alterations to the listed building so that the offerings of the hotel, namely the food and drink offerings remain viable. The applicant has submitted a draft hotel management plan and this is in line with the existing hotel management plan. The proposal is considered to be in accordance with Policy CS7 and Policy DP12 of the London Borough of Camden's local development framework.

4. Design

4.1 The Grade II listed hotel designed by Lewis Cubitt in 1854 which sits in a prominent location. The design considerations for each of the proposed alterations are set out below.

4.2 Lounge

4.3 The proposals for the lounge would re-instate the room to the North side of the corridor to its original dimensions by removing a partition installed during the 2011 works.

4.4 The new door opening to the West side of the corridor provides a Disabled WC, which creates the possibility of reinstating the dimensions of the original room to the north side of the corridor. Without this the disabled WC will have to be retained in its current position, which will prevent the historic dimensions of the plan and volume to be reinstated.

4.5 Other alterations to the West side of the corridor include part of a modern door opening being reinstated with wall. An original door opening is reinstated, a modern opening is blocked up, and part of a modern door opening will be reinstated with wall to the East side. The partial fill of a modern door opening to each side of the corridor ensures that with the removal of part of the wall, indicated in red on the marked up drawings, that the historic curve will still be identifiable.

4.6 It is considered that the internal alterations to form a lounge and to the rooms will not impact upon any significant or historic fabric and will preserve the original cellular layout.

4.7 South East Façade Dormers

4.8 Two new dormers will be located on the South façade which measure 1.3 (w) x 1.5 (h) and sit 1.5m below the ridge. The details of the proposed dormers that have been submitted demonstrate they are

appropriately designed with single glazed timber framed double hung sash windows and are in keeping with the existing east and west dormers. A window is currently located at the valley where the two hipped roofs meet. The new dormers will be located on either side centrally located within each hipped roof. The details are considered to preserve the appearance, character and special architectural and historic interest of the building and the conservation area.

4.9 Access to the roof area

4.10 The glazed hatch would replace the existing access to the plant and roof through a manually operated hatch. The roof terrace of 78.6 m would replace some planting on the central part of the roof which is nestled between large chimney stacks and the parapet of the roof and so it would not be visible from street level or the surrounding properties. There will be some metal balustrades on the terrace as a safety feature but these will not be visible at street level and therefore unlikely to cause harm to the wider conservation area. The access to the roof terrace would be improved as proper stepped access is replacing the existing ladder. The removal of the existing hatch with a glazed sliding hatch to allow guest access to the roof area. There are no visible views of the hatch from the street or adjoining properties that ensure it does not impact on the setting or fabric of the Heritage Asset.

4.11 A new means of escape from the terrace has been designed to be as unobtrusive as possible. The means of escape hatch is located through a modern concrete slab, permitted with the 2009-2011 works and a modern plasterboard ceiling into the south lift lobby. This proposal will not affect any historic fabric and will not detract from the setting of the heritage asset as the profile is kept below the parapet line.

5. Access

5.1 The access of the proposed roof terrace and the loss of one disabled toilet has been considered by an Design and Access Officer who is of the view that whilst there may be limited to the roof terrace and there are other amenity spaces and likewise disabled toilets within the hotel that could be used.

6. Amenity

6.1 The application has been accompanied by a draft hotel management plan which is consistent with the approved management plan. The only impact that is envisaged is that of future visitors of the hotel. The draft management plan sets out that it is in the interest of the hotel to ensure the proposal does not impact the comfort of its guest. The draft management plan is considered to be adequate.

6.2 Due to its siting, it is not expected that the hotel will have any impact on the amenity in terms overlooking or loss of light for any nearby occupiers.

7. Conclusion

7.1 The internal alterations to create a lounge, the erection of two dormers to the south eastern elevation and the glazed access to facilitate the roof terrace due to the sensitive design are considered to be acceptable.

8 Recommendation

8.1 Grant Planning Permission

8.2 Grant conditional listed building consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 27th July 2015. For further information please click [here](#)

Mr Nick Belsten
Indigo Planning
87 Chancery Lane
London
WC2A 1ET
United Kingdom

Application Ref: **2015/3067/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 3270

21 July 2015

DRAFT

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

DECISION

Proposal: The erection of two dormer windows on the south eastern elevation and the creation of a new roof terrace.

Drawing Nos: Site location plan, site plan, 0835 PP-103 Rev D, AHA/GNH/COC/011, AHA/GNH/COC/SK101, Revision E, AHA/GNH/DRM/015, AHA/GNH/DRM/105, AHA/GNH/DRM/106, AHA/GNH/DRM/021, AHA/GNH/DRM/201, 0835 AT-519, AHA/GNH/TCE/010, AHA/GNH/TCE/100, AHA/GNH/TCE/105, AHA/GNH/TCE/016, AHA/GNH/TCE/106 Rev B, AHA/GNH/TCE/500 Rev B

Supporting documents: Draft Hotel Management Plan, Heritage Assessment, Planning Statement and dormer details

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, site plan, 0835 PP-103 Rev D, AHA/GNH/COC/011, AHA/GNH/COC/SK101, Revision E, AHA/GNH/DRM/015, AHA/GNH/DRM/105, AHA/GNH/DRM/106, AHA/GNH/DRM/021, AHA/GNH/DRM/201, 0835 AT-519, AHA/GNH/TCE/010, AHA/GNH/TCE/100, AHA/GNH/TCE/105, AHA/GNH/TCE/016, AHA/GNH/TCE/106 Rev B, AHA/GNH/TCE/500 Rev B

Supporting documents: Draft Hotel Management Plan, Heritage Assessment, Planning Statement and dormer details

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out

construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

Indigo Planning
87 Chancery Lane
London
WC2A 1ET
United KingdomApplication Ref: **2015/3114/L**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 3270

21 July 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
Great Northern Hotel
Pancras Road
London
N1C 4TB**DECISION**

Proposal: Internal alterations to create a hotel lounge at first floor level, the erection of two dormer windows on the south eastern elevation and a glazed roof hatch to facilitate a roof terrace.

Drawing Nos: Site location plan, site plan, 0835 PP-103 Rev D, AHA/GNH/COC/011, AHA/GNH/COC/SK101, Revision E, AHA/GNH/DRM/015, AHA/GNH/DRM/105, AHA/GNH/DRM/106, AHA/GNH/DRM/021, AHA/GNH/DRM/201, 0835 AT-519, AHA/GNH/TCE/010, AHA/GNH/TCE/100, AHA/GNH/TCE/105, AHA/GNH/TCE/016, AHA/GNH/TCE/106 Rev B, AHA/GNH/TCE/500 Rev B

The Council has considered your application and decided to grant 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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

DECISION