

Ms Rebecca Hurst
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BS32 4QL

Application Ref: **2015/6743/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

23 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Unit 1

The Lighthouse Building

283-297 Pentonville Road and 368/370 Gray's Inn Road

London

N1 9NP

Proposal:

Installation of a new shopfront, louvres and lettering signs at fascia level to Pentonville Road, Gray's Inn Road and apex elevations, internal installation of hanging signs and vinyls to windows.

Drawing Nos: Cover Letter (RevA - dated 15/03/2016); Design and Access/Heritage Statement (Rev A - dated 15/03/2016); LON.0569_02 - Site Location Plan; [FIV091] A410 RevH; 412 RevB; [MM-1115] 62 RevD; 63 RevF; 64; 65

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 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.

- 4 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed externally illuminated fascia signs, internal signage and associated lights, and new shopfront including louvres are to benefit the implementation of the restaurant located at ground floor level.

Some amendments were sought to the method of illumination of the external signage and to the shopfront to address concerns raised through the various stages of the proposal's assessment. As a result, the illumination of the fascia signs was changed from internal to external, and back lit frost vinyls to be applied internally to the 3no blank glazing elevations on Gray's Inn Road were introduced to replace the original black vinyls - and in so producing a see-through appearance to this section of the overall shopfront.

The internal signage is acceptable in terms of location, size and design and will not harm the setting of the host listed building, and will be displayed to ensure that it produces minimum damage to the fabric of the building.

It must be noted that although the building is Grade II listed, the internal parts are new built, and benefit from the Grade II listing through association to the external elevations that have been retained following the redevelopment of the building.

As such, the historical fabric of the building will not be directly affected by the proposal. Great care has been taken to ensure that any new external and internal fixture are respectful and sensitively designed, and to cause as little harm as possible to the structure, to the Kings Cross and St Pancras conservation area and sensitive land marks also listed forming part of Kings Cross.

The proposal is considered appropriate in terms of size, design, location and materials to be used and will preserve and enhance the appearance and character of the conservation area and the streetscape and will not cause harm to the setting of the host and adjacent listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

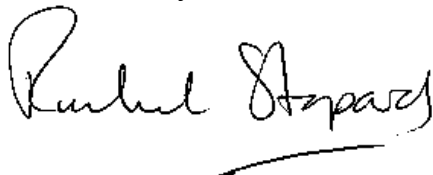
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.8 of the London Plan 2011; and paragraphs 14, 17 and 126-141 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

