

Stephen Maginn
Conran + Partners
22 Shad Thames
London
SE1 2YU

Application Ref: **2016/3798/L**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

23 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 King's Boulevard
London
N1C 4BU

Proposal:
External alterations to display 1x non illuminated lettering sign to Pancras Road elevation.
Drawing Nos: Design & Access Statement; Heritage Statement; (2478(PL)-) 084 Rev 01;
085 Rev 00; 086 Rev 01; 087 Rev 02; 088 Rev 00

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 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.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed alterations affect only the west elevation, due to its modest size, position, materials and method of fixing of the proposed signage is very similar to signage that existed before it was used as a restaurant which provides an excellent guide to the proposal's impact. It would not detract from the building's appearance or character and is considered to be acceptable as none of the works proposed will have a detrimental impact upon any significant or historic fabric. The proposal is therefore considered to preserve the building's special architectural and historic interest, the setting of the neighbouring listed buildings and the character and appearance of the conservation area.

The site's planning history was taken into account when coming to this decision and no representations were received as a result of consultation.

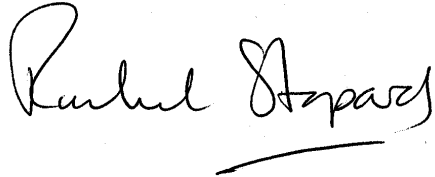
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Kings Cross St Pancras conservation area under s.16 and s.72 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and 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 the name.

Rachel Stopard
Executive Director Supporting Communities