

Application ref: 2021/4192/L
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Hannah Booker
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Lighthouse Block and Kings Cross Bridge
281
283-297 Pentonville Road
1-5 Kings Cross road
368
370-380 Grays Inn Road
London
N1 9NW

Proposal:

Listed building Consent for internal changes to interconnect Lighthouse building and Kings Cross Bridge building at ground, first and second floor levels.

Drawing Nos: Site location plan; Heritage Statement; Drawings numbered

1209_LB_210815_2; 1209_LB_210815_3 ; 1209_LB_210815_4 ;1209_LB_210815_5
;1209_LB_210815_6 ; 1209_LB_210815_7; 1209_LB_210815_8 ;1209_LB_210815_9
;1209_LB_210815_10 ;1209_LB_210815_11 ;1209_LB_210815_12
;1209_LB_210815_13
;1209_LB_210815_14;1209_LB_210815_15;1209_LB_210815_16;1209_LB_210815_17;
1209_LB_210815_18

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:

Site location plan; Heritage Statement; Drawings numbered 1209_LB_210815_2; 1209_LB_210815_3; 1209_LB_210815_4; 1209_LB_210815_5; 1209_LB_210815_6; 1209_LB_210815_7; 1209_LB_210815_8; 1209_LB_210815_9; 1209_LB_210815_10; 1209_LB_210815_11 ; 1209_LB_210815_12 ; 1209_LB_210815_13; 1209_LB_210815_14; 1209_LB_210815_15; 1209_LB_210815_16; 1209_LB_210815_17; 1209_LB_210815_18

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

Informative(s):

- 1 The Lighthouse Building is listed at Grade II and is in the King's Cross conservation area. It is attached to, and partially interconnected with, historic but unlisted façades and some unlisted modern buildings/facades which form the rest of the island site (some of which are legibly modern, and some of which are in a nineteenth-century style which mimics that of the listed building).

The significance of the listed building includes its architectural design and materials, planform, evidential value as a mid-C19th office and retail development and its townscape contribution, including its positive contribution to the character and appearance of the conservation area.

The proposal is for internal changes to interconnect Lighthouse building and Kings Cross Bridge building at ground, first and second floor levels. The site was extensively restored in recent years and the sole remaining historic fabric is the façade of the listed part of the site. The only remaining original internal wall appears to be the party wall at ground floor, but this remains unaffected by the proposal. All of the other party and spine walls have been removed, together with all original fittings and finishes. While the proposal could be seen as causing a breach between the listed and unlisted parts of the site, this has

in fact already occurred with the extant façade retention scheme. The historic planform of the listed building has been entirely removed. The proposed openings relate to the office function of the interior, and breach only modern fabric (the stair core of the building is entirely modern).

The proposed works preserve the special interest of the listed building. They would have no external manifestation and are not considered to affect the special interest of the façade or the character and appearance of the conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice, a blank response was received from the CAAC. The CAAC was contacted and asked if they wished to substantiate this response, but no response having been received, it must be assumed that the CAAC response was sent in error.

The site's planning history has been taken into account when making this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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