

Application ref: 2021/3720/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Great Northern Hotel
Pancras Road
London
N1C 4TB

Proposal:

Signage to the Hotel entrance

Drawing Nos:

Site Location plan; 2204 EX 101A; 2204 EX 001A; 2204 PL 004 1B; 2204 PL 003 1B;
2204 PL 002 1B; 2204 PL 001 1B; 1947.SIG.SP. 19g; 1947.SIG.SP.31h.

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; 2204 EX 101A; 2204 EX 001A; 2204 PL 004 1B; 2204 PL 003 1B; 2204 PL 002 1B; 2204 PL 001 1B; 1947.SIG.SP. 19g; 1947.SIG.SP.31h.

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 Reason for granting:

The Great Northern Hotel was built by Lewis Cubitt and dates from 1854. Built in yellow stock brick with stucco dressings the building has a slate roof incorporating pedimented dormers. The Hotel is crescent shaped with the concave main façade facing towards King's Cross Station. The Hotel entrance is on Pancras Road across from St Pancras Station.

This application concerns the installation of replacement Hotel signage and menu board.

The applicant has confirmed that the existing cable/wiring runs will be reused and as such there will be no loss of historic fabric or damaging installation involved. The signs have low levels of lighting and they are considered appropriate in terms of their size and location in a highly prominent location on a Grade II listed building. However this number of signs is considered the maximum in this sensitive location.

No comments have been received as a result of the public consultation through a press notice and a site notice.

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 2016 and the National Planning Policy Framework.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer