

RHWL Architects LLP
FAO. L.Broer/S.Hodges
77 Endell Street
London
WC2H 9DZ

Application Ref: **2004/3322/L**
Please ask for: **Michael Fox**
Telephone: 020 7974 **5822**

22 May 2008

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:

St Pancras Chambers (Midland Grand Hotel)
Euston Road & Midland Road
London
NW1 2QR

Proposal:

Restoration of basement to first floor and parts of second and third floors to hotel use, provision as enabling development of 68 apartments in remaining areas of second and third floors, and at fourth to sixth floor levels, and erection of new wing on Midland Road containing 190 hotel guestrooms at 7 levels. Internal alterations include the removal of partitions, floors and walls, removal and replacement of doors to new openings, insertion of new lift shafts and staircases, and alterations to facilitate the erection of a new West Wing. Drawing Nos: See attached schedule of books and volumes of drawings, as revised by letters dated 23rd August 2004, 27th August 2004, 2nd September 2004 and 26th October 2004.

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 five 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 (a) Details of the first stage of an enabling scheme of works for which consent is hereby granted are to be submitted to and agreed in writing by the local planning authority;

(b) The works approved under condition 2 a) shall not be commenced before contract(s) for the carrying out and completion of the first stage of the scheme of enabling works have been made and evidence of such contract(s) has been submitted to and accepted in writing by the local planning authority;

(c) Within 3 months of the commencement of the first stage enabling scheme of works approved under condition 2(a) details of the second stage of main construction works for which consent is hereby granted, are to be submitted for approval in writing by the local planning authority;

(d) The contract(s) for the main construction works approved under condition 2(c) shall be entered into within one month of the completion of the first stage of the enabling scheme of works. Evidence of the construction works contract(s) are to be submitted to and agreed in writing by the local planning authority before the works are commenced.

Reason: In order that premature demolition does not take place in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 3 Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and/or a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and/or method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 4 Structural Engineers' calculations, specifications, drawings and method statements, in respect of the following, shall be submitted to and approved by the local planning authority before the relevant part of the work is begun. The relevant work shall be carried out in accordance with such approved details.

- a. repairs to the historic structure of the building;
- b. alterations to upgrade the existing structure for increased loading, fire-resistance or disproportionate collapse requirements;
- c. all new openings in load-bearing walls;
- d. structural alterations to Barlow House to insert mezzanine and alter roof

- structure to accommodate plant;
- e. new swimming pool in sub-basement;
- f. new walk-through duct beneath former taxi rank;
- g. all new lifts and fire-fighting stairs

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 5 A fire safety strategy and method statement shall be submitted to and approved by the Council as local planning authority before works begin on site, and works shall be carried out in accordance with such approved fire safety strategy and method statement. Particular regard should be given to the following items:

- a. Method of upgrading floors/ceilings and other building fabric to comply with the proposed fire safety strategy, including samples.
- b. Method of upgrading doors to comply with the proposed fire safety strategy, including samples.
- c. Type, location, fixing methods and operation of sprinkler system, including samples

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 6 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details and an agreed list of features shall be submitted to and approved by the Council as local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Council. Particular regard should be given to the following items:

- a. All chimneypieces and overmantels.
- b. All panelled or boarded doors.
- c. All original decorative glazing.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 7 The following item(s) shall be carefully removed before works commence, under the supervision of a person or body specialising in this procedure appointed by the applicant and approved by the Council as local planning authority, and shall be clearly identified, securely labelled and stored under cover in a secure place and later reinstated in a manner, location and to a timetable agreed with the local authority. Written confirmation shall be given to the Council immediately following this work of the item(s) removed and their location:

- a. original ironmongery
- b. fireplaces that are to be moved

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 8 The following loose items shall be retained on site and stored in a secure place until their reinstatement as part of the works hereby approved or other method of disposal has been agreed in writing by the local planning authority, advised by English Heritage:
- a. All loose elements salvaged from the original use of the building and currently stored securely in the building (including ironmongery and other fittings)
 - b. original Grand Stair carpet

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 9 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), shall be specified in advance of the relevant work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. Any works carried out shall be in accordance with such approval. Particular regard should be given to work affecting the following features or parts of the building:

- a. Wall and ceiling surfaces with known or anticipated historic decorative schemes (particularly in relation to chases in corridor walls to accommodate services).
- b. Decorative plasterwork.
- c. Moulded joinery.
- d. Principal staircases and public circulation areas.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 10 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 11 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 12 No aerials, plant, equipment or other form of enclosure shall be erected outside the existing building envelope or that of the new West Wing hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 13 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 conditions 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 14 The new facing brickwork and stonework shall match the existing original brickwork of the building in respect of colour, texture, face bond, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 15 The new joinery work shall match the existing original joinery work in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 16 Sample panels of all new facing brickwork and stonework showing the proposed brick and stone types, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority (in consultation with English Heritage) before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

- 17 See attached condition 17

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 18 The form, appearance, design and details of the proposed access ramp to the south elevation of the building shall be approved, in writing, by English Heritage and the local planning authority, before the commencement of this part of the works. The relevant work shall be carried out in accordance with such approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 19 The form, appearance, design and details of the proposed new glazed north screen to the former taxi canopy shall be approved, in writing, by English Heritage and the local planning authority, before the commencement of this part of the works. The relevant work shall be carried out in accordance with such approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 20 No works authorised by this consent shall take place until the applicant has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority advised by English Heritage.

Reason: In order to ensure that an appropriate record is made of any fabric of architectural/historic/ archaeological significance which may be revealed or affected by the works hereby approved in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 21 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council. Particular regard should be given to the following areas:

- a. Historic decorative schemes.
- b. Fittings, fixtures and services relating to the original use of the building

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 22 No cleaning of external masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 23 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Informative: Listed Building Consent may be required for the repointing of brickwork to listed buildings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 24 All new partitions shall be scribed around the existing ornamental mouldings, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 25 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted in the approved 'Midland Red'.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 The works hereby approved are only those specifically indicated on the drawing(s) and/or other documents referred to above.
- 2 Listed Building Consent may be required for cleaning operations to listed buildings.
- 3 Listed Building Consent may be required for the repointing of brickwork to listed buildings.
- 4 Any scheme for security barriers between the forecourt and Euston Road should include the reinstatement of the original ironwork piers and gates forming part of the original station and hotel.
- 5 English Heritage shall be fully consulted on all proposed alterations to the footways and highways surrounding the building to ensure that any proposals take full account of the national importance of the setting of the building and the guidelines set out in English Heritage's publication 'Streets for All'.
- 6 Freestanding items which form part of the hotel's operation may, in some instances, require listed building consent. The views of the local planning authority should be sought on such items at the earliest opportunity.
- 7 There is an expectation that the elevations of new West Wing shall be of traditional masonry construction.
- 8 Any scheme for the lighting of the forecourt and canopied former taxi rank should include the reinstatement of the historic lighting schemes forming part of the original station and hotel. Any security surveillance in these areas (CCTV) should be incorporated sensitively into the design of the lighting scheme.
- 9 The floor coverings in the principal public circulation areas of the hotel should be based as far as possible on historic precedents from the original building.
- 10 It is anticipated that in order to safeguard the historic fabric of the building, it should be a requirement of the lease granted on any residential apartment that the owners

do not cause damage to underlying historic decorative schemes and that the appropriate professional advice should be sought if it is intended to reveal earlier historic schemes.

11 It is anticipated that the Conservation Plan will be updated following the completion of the works authorised by this consent, and at intervals of not more than 5 years thereafter, as set out in the Conservation Plan submitted as part of the application to which this consent pertains. The document would form a good starting point for the drawing up of a listed building Management Agreement in the future.

12 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies KC11, EN31, EN38, EN39 and EN40. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

13 Every opportunity should be taken to increase the extent of the interior that is to be subject to the reinstatement of original decorative schemes, having reference to the further investigation of schemes set out in the Conservation Strategy submitted as part of the application to which this consent pertains.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)