

Delegated Report		Analysis sheet		Expiry Date:		16/01/2013	
		N/A / attached		Consultation Expiry Date:		31/12/2012	
Officer				Application Number(s)			
Carlos Martin				2012/6258/P			
Application Address				Drawing Numbers			
Novotel London St. Pancras 100 Euston Road London NW1 2AJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to Ossulston Street and Euston Road entrances of hotel (Class C1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	37	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		TfL: Requests a Construction Statement by condition.					

Site Description

The application site is a part 16 storey part five storey hotel incorporating a restaurant, conference centre and theatre at ground floor level. It is situated on the north side of Euston Road between Chalton Street and Ossulston Street, adjacent to the British Library. The original building was constructed in the mid 1960's and re-clad in 2000 in conjunction with its conversion to a hotel.

The site lies within the Central London Area and is part of the King Cross/Euston Central London Frontage. It does not lie within a conservation area.

Relevant History

2012/0851/A: Display of 3x internally illuminated fascia signs, 1x internally illuminated projecting sign, 1x internally illuminated canopy sign and 1x non-illuminated entrance plaque to replace existing hotel signage (Class C1). Granted.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

Assessment

Planning permission is sought for alterations to the main entrance of the hotel located in Ossulton Street and to the restaurant entrance, located on Euston Road.

The alterations to the main entrance involve re-cladding part of the elevation, the installation of a new low level canopy, the replacement of existing steps, the installation of lighting columns and other minor changes.

The alterations to the restaurant entrance include the cladding existing glass blocks with glass panels, the installation of a glass canopy and a stone portico and the reconfiguration of the existing steps.

The alterations are considered to be sympathetic with the style and age of the building and no objections are raised in design terms. The proposed materials are also considered satisfactory. The proposal complies with policies CS14 and DP24 and is therefore considered acceptable.

The new entrances broadly comply with disable access requirements and any minor amendment required at Building Control stage would not require a new planning permission.

No impact on neighbouring amenity is expected.

TfL has requested that a condition is attached to any permission requesting the provision of a construction plan in order to ensure that building works will not cause traffic disruption in Euston Road. This request is considered reasonable and has been accepted by the applicant.

Recommendation: Grant.

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