

Delegated Report		Analysis sheet		Expiry Date:	09/01/2013
		N/A / attached		Consultation Expiry Date:	20/12/2012
Officer			Application Number(s)		
Charles Rose			2012/6088/L		
Application Address			Drawing Numbers		
Apartment 2.09 St. Pancras Chambers Euston Road London NW1 2AR			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Internal alterations to include the removal of existing lower level shower room, adjacent stud wall and existing storage level mezzanine floor, with the installation of thin mezzanine floor to create hallway balcony and stained glass windows in existing stud wall to existing flat (Class C3)					
Recommendation(s):		Grant listed building consent			
Application Type:		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press and Site: No response</p> <p>Site noticed was displayed from 21 November to 12th December 2012</p> <p>Press noticed advertised from 29th November to 20th December 2012</p> <p>English Heritage: This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.</p>					
CAAC/Local groups* comments: *Please Specify	N/a					

Site Description

The subject flat is located on the second floor within the eastern clock tower.

St Pancras Chambers is a grade I listed building, located in front of St Pancras Station on the north side of Euston Road and bounded by Pancras Road to the east and Midland Road to the west within the King's Cross Conservation Area.

The Chambers building was originally constructed as the Midland Grand Hotel to a design by George Gilbert Scott between 1868 and 1876. It has six storeys, two being attic storeys, with a deep basement. Its extent and decoration make it an important local landmark but also the foremost example in this country of the Gothic Revival style applied to a secular building.

Relevant History

12 July 2006 - Planning permission (2004/3319/P) and Listed Building Consent (2004/3322/L) were granted for the 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.

Relevant policies

LDF Core Strategy and Development Policies

CS14

DP25

Assessment

Consent is sought for internal alterations to include the removal of existing lower level shower room, adjacent stud wall and existing storage level mezzanine floor and the erection of a new mezzanine floor to create with high level link to new a new bathroom above the existing en-suite in the bedroom to existing flat (Class C3).

The scheme has been revised during the course of the application to omit the link to the upper floor bathroom through the hallway, which would have unduly affected the original door opening and fanlight to the bedroom, to link the mezzanine and bathroom through curved link in the bedroom.

The areas affected by the works are new elements installed as part of the original conversion. The existing mezzanine was installed as part of the original conversion and as such its removal and replacement would not affect the special interest of the grade I listed chambers. The existing bathroom beneath the mezzanine is also part of the conversion works. This is to be removed which would open the space at ground level as it would have originally been built thereby improving the original form of the former corridor.

The existing bedroom is a truncated version of the original room - shortened to provide a lobby and en-suite bathroom in the space. A new cornice has also been run around the shortened room. The existing area above the en-suite bathroom is unused (used as storage). This is the area to utilised as the second bathroom without easily linking with the plumbing from the bathroom below.

At high level an opening in the wall and curved partition would link the mezzanine with the new bathroom. Because the original form of the room has already been affected the curved partition is not considered to unduly affect the original form and proportions of the space further and is therefore considered acceptable.

The hallway and door opening and fanlight to the bedroom would remain untouched.

For the reasons outlined above the works would not harm the special interest of the grade I listed building and therefore comply with policies DP25 and are recommended for approval subject to conditions .

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