

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/09/11	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2011/3370/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
343-345 Gray's Inn Road London WC1X 8PX				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations including partial use of basement as hotel guest rooms (Class C1), installation of windows to side elevation at basement level, relocation of kitchen extract duct on rear elevation, and installation of new shop front at ground floor restaurant (Class A3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	14	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed from 03/08/11 to 24/08/11 and a public notice displayed in the local press from 11/08/11 to 01/09/11. No comments/objections have been received as a result					
<b>CAAC/Local groups* comments:</b> *Please Specify		<p><b>TFL:</b> Considers that the proposal would not result in an unacceptable impact on the TFL road network provided that during construction and maintenance of the development the road is not blocked, temporary obstructions are kept to a minimum and do not interfere with the free flow of traffic or obstruct the footway and that no skips or construction materials are kept on the footway or carriageway.</p> <p>TFL also requested that an informative is added to the decision notice in respect of the Olympic/paralympic route network.</p>					

## Site Description

The site comprises a part, two, part four and part five storey terraced property with a basement located on the intersection of Grays Inn Road, Birkenhead Street and Euston Road. The building currently accommodates residential (Class C3), hotel (Class C1) and restaurant (Class A3) uses. The immediate area is of a mix of uses consisting of residential (Class C3), hotel (Class C1), restaurant (Class A3), retail (Class A1) and office (Class B1) uses. Directly to the north of the site on Euston Road is Kings Cross Station.

There is an unauthorised existing mini cab use at 345 Gray's Inn Road which is currently being investigated by the enforcement team.

The site is located within the Kings Cross St Pancras Conservation Area. The property is not a Listed Building; however, directly adjoining the site lies a row of Grade II Listed Buildings at 1 - 7 Birkenhead Street.

## Relevant History

13/03/07 – permission granted for the change of use of basement area from offices (Use Class B1) to hotel use (Use Class C1) to provide additional dining area space associated with the existing hotel, and extension by enclosing the existing basement area with a glass roof.

1/06/09 – permission granted for additions and alterations including change of use of part first floor level from restaurant/cafe (Class A3) to hotel use (Class C1), erection of mansard roof extension (front), erection of part second floor extension (rear) to provide additional hotel accommodation at No.343, all in connection with existing hotel use at No.345. (Ref:2008/4727)

### 345 Gray's Inn Road

2008/5395/P Retention of change of use at ground floor entrance of hotel (Class C1) to Kiosk (Class A1) and minor associated alterations. Granted 9 April 2009

EN11/0175 ground floor 345 Gray's Inn Road unauthorised change from A1 to Sui Generis (minicab office)

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy:

- CS1 – (Distribution and growth)
- CS3 – (Other highly accessible areas)
- CS5 – (Managing the impact of growth and development)
- CS8- (Promoting a successful and inclusive Camden economy)
- CS9- (Achieving a successful Central London)
- CS11- (Promoting sustainable and efficient travel)
- CS14- (Promoting high quality places and conserving our heritage)

#### Development Policies:

- DP14- (Tourism development and visitor accommodation)
- DP16- (The transport implications of development)
- DP22-(Promoting sustainable design and construction)
- DP24- (Securing high quality design)
- DP25- (Conserving Camden's heritage)
- DP26- (Managing the impact of development on occupiers and neighbours)
- DP30- (Shopfronts)

## Assessment

### Proposal:

The applicant proposes to convert part of the basement area from hotel dining area connected to the ground floor café/restaurant into three hotel guest rooms. The existing flu located on the east

elevation (side elevation of no. 345 Gray's Inn Road) is also proposed to be re-located and re-configured to discharge above roof level. The applicant also proposes to install a new shopfront.

The applicant originally proposed to remove three existing air conditioning units located at the rear of the property and to replace them with two air conditioning units at the rear. It was ascertained that the measurements contained in the acoustic report were incorrect, as the rear of the development contains a façade and the consultant failed to add a further 3 db for façade correction within the measurements. Given the above it could not be ascertained whether the noise levels from the new air con units were acceptable. This element of the proposal has since been omitted from the scheme.

### **Land Use**

The site is within the King's Cross growth area where the Council encourages a concentration of mixed-use development that makes full use of land and buildings. The site also lies within the Central London Area where policy DP14 seeks to concentrate large scale tourism development and accommodation. Although the scheme provides three additional hotel guest rooms this is considered to make a contribution in that it expands the existing hotel use at the site.

### **Design:**

The change of use of the basement involves the installation of internal partitions and the installation of three new windows at basement level on the side elevation (west side of no.345) on the Birkenhead Street elevation. It should be noted that these works have already been implemented, and are fairly minor and cannot be viewed from the wider domain. There is an existing lightwell on the Birkenhead Street elevation with access down to basement level via an existing staircase. Access to the room is via an existing access at the Carlton Hotel in Birkenhead Street.

The applicant originally proposed to install a new shopfront consisting of seamless glass. Given that the site is in a conservation area, within the setting of listed buildings and the shops along the street are of a traditional design, this was considered to be inappropriate. The scheme has since been revised to incorporate a more traditional timber framed shopfront which is welcomed. At present there is stepped access to the upper floor flats, and the new shopfront proposes to provide level access which is considered to be an improvement.

The proposed relocation of the flu on the east elevation is considered acceptable. It is on a minor façade and will not be visible from the wider conservation area.

It is considered that the proposal will not compromise the architectural integrity of the host building, the character and appearance of the conservation area or the setting of the nearby grade II listed buildings.

### **Amenity:**

The proposed re-located flue is to discharge above roof level. The existing flue discharges below roof level. From the information provided the Council are unable to verify whether the cooking smells and fumes would have an adverse impact on the amenities of the adjoining and surrounding occupiers as the applicant has not submitted information relating to the filtration system that would enable the Council they will be dealt with effectively. A condition will be attached to the decision notice requiring the applicant to submit the additional information for approval prior to commencement of the use of the new flue.

The site is overlooked at the rear by the residential properties and hotel guest rooms, however, given that there is an existing flue at the property which is more visible than the one proposed it is considered that the proposal would not detract from visual amenity any more than it does already.

**Recommendation: Approve**

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