

Delegated Report		Analysis sheet	Expiry Date:	23/05/2011
		N/A / attached	Consultation Expiry Date:	05/05/2011
Officer		Application Number(s)		
Charles Rose		2011/1062/L		
Application Address		Drawing Numbers		
St Pancras Chambers (Hotel) Euston Road & Midland Road London NW1 2QR		Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Internal alterations to fit out the restaurant, bar, private dining room and chefs table within the ground and lower ground of the south west corner of the hotel granted planning permission 2004/3319/P and listed building consent 2004/3322/L dated 12 July 2006.				
Recommendation(s):	Grant			
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>English Heritage:</p> <p>1. Visited the property on 10 May 2011. The works, which are the subject of the current application, have already been implemented on site (although not strictly according to the plans) without authorisation.</p> <p>2. English Heritage is of the view that the fittings within the bar, namely the over-bar and bell shaped lights, have a harmful impact on the significance of the room by reason of their scale - they are seen to dominate the room to the detriment of the original (restored) finishes.</p> <p>Site notice/press notice: No Response</p>					
CAAC/Local groups* comments: *Please Specify	N/a					

Site Description

The site is located on the north side of Euston Road, bounded by Pancras Road to the east and Midland Road to the west, within the King's Cross Conservation Area. The Chambers are grade I listed. To the rear of the Chambers lies the Grade I listed St Pancras Station, which comprises the Barlow Shed. To the east lies King's Cross Station (also Grade I listed), to the south lies Camden Town Hall and to the west lies the British Library.

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

DP25

Assessment

Consent is sought for internal alterations to fit out the ground floor restaurant, private dining room, lounge bar and lower ground floor chefs table of the south west corner of the hotel granted planning permission 2004/3319/P and listed building consent 2004/3322/L dated 12 July 2006.

The works, which are the subject of the current application, have already been implemented on site.

The application has been the result on a number of amendments requested by the Council, including altering omitting details of the lounge bar and 'bell' light fittings in the lounge bar from the application (drawings ref: F-7300; F-7300.1; J-001 C; J-001.1; J-002 A.) The reasons are outlined in the main body of the report.

The finishes, joinery and furniture which form part of the application are considered to satisfactorily respect the historic character of the space in terms of scale, quantity, materials, detailed execution and finished appearance.

The detailing of the new staircase between the chefs table and restaurant shows that the paint colour, balustrade, lighting and handrail have all been carefully designed to conceal the staircase as much as possible to ensure it does not interfere with the spatial quality of the restaurant which is one of the main spaces in the building.

The timber suspended floor compliments the character of the building. The new flooring retains and respects any historic floor tiles/mosaics where they exist.

Lounge Bar and light fittings

The bar is located within the former entrance lobby, which is a highly significant room containing ornate original finishes, including carved stonework and painted decoration - much of which has been subject of recent scholarly restoration and repair following fire damage.

The fittings within the bar, namely the over-bar and bell shaped lights, have a harmful impact on the significance of the room by reason of their scale - they are seen to dominate the room to the detriment of the original (restored) finishes.

In this regard this aspect of the works has been omitted from the application in order to discuss a

reduction in the scale of the fittings in order to achieve a scheme that sits more comfortably alongside the original building.

Recommendation

The works are considered to compliment the special character of the interior of the hotel in compliance with policy DP25 and is therefore recommended for approval.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613