

Delegated Report		Analysis sheet		Expiry Date:		15/04/2011	
		N/A / attached		Consultation Expiry Date:		23/03/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/0830/P			
Application Address				Drawing Numbers			
Unit 57A, St Pancras Chambers Euston Road London NW1 2BA				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use at platform level from plant room associated with hotel (Class C1) to retail unit (Class A1).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
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:		Site notice erected on the 23/02/2011 until 16/03/2011 and press notice from 03/03/2011 until 16/03/2011 – no comments received.					
CAAC/Local groups comments:		Kings Cross CAAC - no comment.					

Site Description

The site is located within St Pancras Station and part of the former Midland Grand Hotel to the north of Euston Road. The unit is located at platform level and is part of the former hotel which has recently been refurbished and converted back into a hotel and flats. The building is grade I listed and is located within the Kings Cross Conservation Area.

Relevant History

12/07/2006 - **p.p. and LBC (2004/3319/P & 2004/3322/L) granted** for the change of use from railway uses and offices including restoration of parts of basement and ground floor and first, 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.

27/01/2010 – **p.p. and LBC (2009/5306/p & 2009/5307/P) granted** for the change of use of two rooms from use ancillary to hotel (Class C1) to one retail unit at platform level (Class A1).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS7 (Promoting Camden's centres and shops)

CS8 (Promoting a successful; and inclusive Camden economy)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP10 (Helping and promoting small and independent shops)

DP14 (Tourism development and visitor accommodation)

DP24 (Securing high quality design),

DP25 (Conserving Camden's heritage),

DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2006

Kings Cross Conservation Area Statement

Assessment

Proposal – Planning permission is sought for the change of use of a plant room in connection with the hotel into a retail unit.

No external or internal alterations are proposed to the unit; however an informative will be added to the decision notice informing the applicant that any changes would require listed building consent.

Principle of conversion - Policy DP14 (Tourism development) states that the Council will protect existing visitor accommodation in appropriate locations. This proposal involves the conversion of a small part of the hotel (33.7sqm) but it would not affect the function or viability of the remainder of the hotel. The loss of this small unit is therefore considered acceptable.

The provision of retail in this location is considered acceptable and would add to the vitality and viability of the area.

Amenity - It is considered that given the scale of the unit and the location in St Pancras station with the number of other retail and cafes/restaurants that the retail use would not have a detrimental impact on the amenity of any neighbouring residents or occupiers. It is therefore considered that it is not necessary to condition the opening hours of the premises.

Recommendation – Grant planning permission

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