

Delegated Report		Analysis sheet	Expiry Date:	23/03/2011
(Members Briefing)		N/A	Consultation Expiry Date:	10/02/2011
Officer			Application Number(s)	
Bethany Arbery			1) 2011/0049/P & 2) 2011/0050/L	
Application Address			Drawing Numbers	
Kings Cross Central Great Northern Hotel Pancras Road Kings Cross London			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>1) Amendments including replacement of gymnasium and grey water storage with back of house facilities at basement level and relocation of disabled WC to first floor level, new dumb waiter, relocation of goods lifts and recycling storage area, creation of enlarged bar area at ground floor level by extending mezzanine, alterations to layout of accommodation at first to fifth floor level to improve layout of restaurant facilities for disabled users, a reduction in number of guestrooms from 93 to 92, provision of pantry areas at end of corridors, replacement of timber plant deck with concrete plant deck, replacement rather than refurbishment of dormer windows, and deconstruction and reconstruction of chimneys to allow flues concealed within, re-routing of external rainwater pipes from first floor to basement internally and new access hatch adjacent to south west elevation at ground floor level to reserved matters granted 03/09/10 (2010/3304/P) for refurbishment and reuse of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 31-38, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.</p> <p>2) Internal alterations at basement, ground and first to fifth floor level including modifications to openings and partitioning, steps to landing and retail unit, new entrance ceiling to underside of existing stair landing, new risers, insertion of new dumb waiter and repositioning of goods lift/recycling store, extension of mezzanine to create enlarged bar area and comms room, lowering the floor level and altering the layout of the restaurant area at first floor level including creation of cloakroom and WC, provision of pantry areas at end of corridors (first to fifth floor), relocation of door openings to corridors, alterations to form of internal cladding and suspended ceilings in guestrooms, raising of shower trays in guestrooms (except accessible rooms), removal of lath and plaster ceilings to dining room and specified guest rooms at second floor level, retention of floor structure to specified rooms at third, fourth and fifth floor level and works at roof level including replacement of timber plant deck with concrete plant deck, replacement rather than refurbishment of dormer windows, deconstruction and reconstruction of chimneys to allow flues concealed within, and externally re-routing of rainwater pipes from first floor to basement internally and provision of new access hatch adjacent to south west elevation at ground floor level as an amendment to listed building consent granted 03/09/10 (2010/3305/P) for internal and external alterations in connection with the refurbishment and restoration of the Great Northern Hotel to provide a hotel (Class C1) with ancillary facilities and shopping/food and drink unit (Class A1-A5) at ground floor level.</p>				
Recommendation(s):		<ol style="list-style-type: none"> 1. Approve reserved matters subject to conditions and approve conditional details. 2. Grant conditional listed building consent. 		
Application Type:	Approval of Reserved Matters & 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:	<p>Development zone C sits adjacent to St Pancras and King's Cross Stations. Network Rail the operator of all the UK's rail infrastructure was consulted. Letters were not sent to the occupiers of individual properties beyond the stations, but various amenity groups and resident associations operating in the wider surrounding area were consulted. A site notice was displayed from 12/01/11 to 02/02/11 and a press notice advertising the reserved matters application was published in the Ham & High newspaper on 20/01/11. As the Great Northern Hotel is only a grade II listed building the only form of consultation required for the listed building consent application, in accordance with Camden's Minimum Consultation Standards, is to display a site and press notice. A site notice was displayed from 12/01/11 to 02/02/11. Although there was no formal requirement to consult English Heritage or the Victorian Society they were both sent the proposals because of their long-running involvement in the works being undertaken at King's Cross Central and King's Cross Station.</p>					
Summary of consultation responses:	<p>Adjoining owners/occupiers No reply to date.</p>					
CAAC/Local groups/other comments:	<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> <p>English Heritage (archaeology) No comment.</p> <p>Environment Agency No objection.</p> <p>Greater London Authority No reply to date.</p> <p>King's Cross CAAC - Objection</p> <ul style="list-style-type: none"> • King's Cross CAAC was not aware of the proposals for the Great Northern Hotel that were reported to Committee in September 2010. • They are concerned about the replacement of the existing 1 over 1 sash windows at first and second floor level with 6 over 6 sash windows. • They state that the ground floor and the six southern bays at first floor level had 1 over 1 plate glass sash windows from its opening in 1854. They state that there is evidence to suggest that 1 over 1 sash windows were extended through the remainder of the first floor early in the building's history. • They note that historical evidence shows that the price of plate glass came down dramatically in the quarter century before 1850, bringing it within the reach of many prosperous businesses such as the Great Northern Hotel. • The <i>Official Illustrated Guide to the Great Northern Railway</i> published in 1857 contains two engravings which show 1 over 1 sash windows at ground floor level and on the six southern bays at first floor level. • The presence of 1 over 1 sashes at ground floor level has been confirmed by the historic joinery specialist Charles Brooking who salvaged a sample before 					

they were removed.

- They argue that the existing drawings do not correctly show those windows which do not have horns. This is of importance because horns were uncommon until the latter part of the 19th Century and if the windows were replaced during this period horns would have been used. This suggests that the rest of 1 over 1 plate glass sash windows without horns at first floor level must have been an early upgrade.
- The second floor level 1 over 1 plate glass sash windows have horns so must have been a later upgrade and were shown on photographs from around 1890.
- Study of the hotel has been hampered by an absence of original drawings or early photographs.
- There is no justification for the installation of 6 over 6 sash windows.
- English Heritage and the Victorian Society have advised us that they have had no discussions about these proposals because as a grade II listed building powers are devolved to the local council.
- This is not restoration and there is no enhancement to the buildings architectural significance.
- Changes made to the windows installed in the late 19th Century are themselves of interest and should not be reversed.
- The previous decision that has been made should be reconsidered.

King's Cross Development Forum

No reply to date

London Borough of Islington

No reply to date.

Network Rail

No reply to date.

Primary Care Trust

No reply to date.

Regent's Network

No reply to date.

Thames Water

No reply to date.

Transport for London

The development would not have an unacceptable impact upon the Transport for London Road Network.

Union Railways

No reply to date.

Victorian Society

No reply to date.

Site Description

The applications relate to land which forms part of 'King's Cross Central' the former railway lands north of King's Cross Station for which outline planning permission was granted by the Council in 2006 for a comprehensive, phased, mixed-use development. The current reserved matters and associated listed building consent application relate to an area south of the canal identified on the approved parameter plans as development zone C.

Zone C is occupied by the Great Northern Hotel an existing grade II listed building. The Great Northern Hotel was completed in 1854 and was designed by Lewis Cubitt. The building is 5-storeys, plus attic and has a curved plan form. The building is Italianate in design. It is built of yellow stock brick with stucco detailing in the form of string courses, pilasters, window mouldings and a large cornice at eaves level with dentils. It has a double-ridged hipped slate roof with tall chimneys and dormer windows. It is located on the east side of Pancras Road close to its junction with Euston Road. To its west lies St Pancras and to its east King's Cross Station. Both of these buildings are grade I listed. Zone C is located within the King's Cross Conservation Area.

The building, which has been vacant since 2001, has already undergone substantial alteration at basement and ground floor level as a result of works approved at outline planning stage and in association with the enhancement works approved for King's Cross Station (see relevant history). This has included demolition of two extensions added in at the beginning of the 20th Century, removal of the street railings and infilling of the lightwells, as well as removal of a significant portion of the ground floor of the building in order to create a pedestrian arcade. These works were completed in November 2009.

Relevant History

2004/2307/P

Outline planning permission was granted on 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (R1).

2004/2314/L

Listed building consent was granted on 22/12/06 for demolition of the basement (3 offices) and ground floor extension (kitchen, toilets and office) to the Great Northern Hotel on the south-western façade ("Extension 1") and fire escape which crosses the extension; demolition of the basement (storage) and ground floor extension (ladies toilet) to the Great Northern Hotel on the northern façade ("Extension 2"); removal of the railings along the south-western and northern side of the Great Northern Hotel; covering of the lightwell around the south-western and northern side of the Great Northern Hotel; and the making good of the south-western and northern façades.

2006/3220/P

Planning permission was granted on 22/11/07 for demolition of internal and external elements at ground and basement levels and alterations to provide grade-level pedestrian arcade with openings on all four sides; alterations to existing windows to provide doorways to retained ground floor foyer; installation of ground floor shutters in north east elevation; two new retail units (Class A1) at ground floor; all in connection with facilitating pedestrian access and movement related to new King's Cross station western concourse abutting north eastern elevation.

2006/3222/L

Listed building consent was granted on 22/11/07 for internal & external alterations to create a pedestrian arcade within the Great Northern hotel at street level.

2010/3304/P

Reserved matters associated with refurbishment and reuse of the Great Northern Hotel to provide a 93 guestroom hotel (Class C1) with ancillary facilities including back-of house facilities and gym at basement level, bar at ground floor level and dining room at first floor level and shopping/food and drink unit (Class A1-A5) at ground floor level (Development Zone C) as required by conditions 3, 6, 14, 16-23, 26-28, 31-38, 45, 46, 48, 49, 51, 55-56, 60 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area were approved on 03/09/10.

2010/3305/L

Listed building consent was granted on 03/09/10 for alterations to doors and windows at ground floor level, replacement of specified windows at first, second and third floor level and works of repair and refurbishment to all retained windows/doors. Cleaning and repair work to all elevations including brickwork, stucco, string courses, pilasters, window mouldings, removal and rationalisation of soil, waste and rainwater pipes and refurbishment of signage. Alterations at roof level including removal of existing metal walkways and lift overruns, creation of plant deck within the roof valley and installation of new lift overrun, and repair works to dormers, chimneystacks and roofslopes. Installation of metal grilles at ground floor level. Internal alterations including modifications to partitioning and door openings, installation of new lifts and service cores, introduction of secondary glazing and installation of internal cladding and suspended ceilings in guest rooms. All works in connection with the refurbishment and restoration of the Great Northern Hotel to provide a 93 guestroom hotel (Class C1) with ancillary facilities including back-of house facilities and gym at basement level, bar at ground floor level and dining room at first floor level and shopping/food and drink unit (Class A1-A5) at ground floor level.

Relevant policies

The 2006 outline planning permission forms the basis for determining the reserved matters approvals for the various development zones that make up Kings Cross Central.

The outline permission was granted following its assessment against national, regional and local policies existing at the time. Where these policies have subsequently changed, their influence can only over-ride on those matters which have not already been set down in principle by the outline permission.

In the case of the current reserved matters application and details for approval and associated listed building consent application, the policies and guidance considered to be of particular relevance are set out below:

LDF Core Strategy and Development Policies

- CS1 Distribution of growth
- CS5 Managing the impact of growth and development
- CS8 Promoting a successful and inclusive Camden economy
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS18 Dealing with our waste and encouraging recycling
- DP1 Mixed use development
- DP16 The transport implications for development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration
- DP29 Improving access

Camden Planning Guidance (2006)

Kings Cross Conservation Area Statement (2004)

Assessment

Background

This grade II listed building forms development zone C of King's Cross Central for which outline planning permission was granted in 2006. Reserved matters and listed building consent were granted on 3rd September 2010 (2010/3304/P and 2010/3305/L) in respect of zone C for its refurbishment and reuse as a 93 guestroom hotel with ancillary facilities including back of house facilities, gym at basement level, bar at ground floor level and dining room at first floor level, and shopping/food and drink unit (Class A1-A5) at ground floor level.

The current reserved matters and listed building consent applications propose amendments to the approved scheme. The proposed amendments are a result of further investigatory works which have taken place since permission/consent was granted and the further input of the hotel operator. The amendments are summarised below.

Proposed Amendments

Basement Level: Internal alterations to increase back of house facilities, omit the gymnasium and grey water storage facility and transfer the disabled WC to first floor level. Reconfiguration of layout involves minor changes to the door openings, swapping the position of the recycling and goods lifts and the addition of a new dumb waiter.

Ground Floor Level: Increase size of mezzanine and convert from back-of-house area to part of the public bar area. Other internal alterations include the creation of a new access route to the back of house service area, new risers and alterations to the stair landing.

First Floor Level: Internal alterations (e.g. modifications to partitioning and removal of raised floor at this level) to allow creation of WCs and a cloakroom for the restaurant. This results in the loss of one guest bedroom (93 to 92). Also the introduction of a pantry area for guests at the north-west end of the corridor, a new access door to the corridor and the fixing of a new entrance ceiling to the underside of the existing stair landing. The lining of the guestrooms will be amended (see below).

Second to Fifth Floor Level: Minor amendments are proposed to door openings on these floors and guest pantries are to be added to either end of the corridor. The lining of the guestrooms is to be amended to create more useable space. The ceiling lining (metal studded plasterboard) will no longer be fixed directly into the lath and plaster, but suspended below and would need to be fixed into the existing party walls. The guest room wall build up will be installed directly onto the wall. Some of the lath and plaster ceilings may need to be removed because of their condition.

External Alterations: The proposed external amendments are generally confined to roof level. An initial survey of the dormer windows has found that some are beyond restoration and may need to be replaced with replicas. The plant deck has been amended from a timber structure to a concrete deck. The rainwater pipes are to be re-routed internally from first to basement level, and a new access hatch is proposed adjacent to the south-west elevation of the building for maintenance access to the basement vault.

Reserved Matters

The current reserved matters application is accompanied by a supporting statement which acts as an addendum to the documents which were submitted as part of the approved reserved matters application including the original compliance report, conservation plan, urban design report, access and inclusivity and environmental sustainability plan. The proposed amendments to the reserved matters are relatively limited and do not raise any issues which would affect or need to be reconsidered under the following conditions: 3, 18, 20, 21, 23, 26, 31, 45, 46, 48, 49, 51, 55-56, 60 and 64-67. The proposed amendments do have an impact on following conditions of the outline permission: 6, 14, 16, 17, 19, 22, 27, 28, 32, 33, 34, 35, 36, 37 and 38 as well as Sections V, W, Z and AA of the S106 agreement. The relevant conditions relate to land use and development context, heritage and conservation, refuse and recycling, access and sustainability.

Land use and development context

Conditions 32-38 of the outline permission set a requirement for subsequent reserved matters applications to comply with the approved parameter plans and development specification. These set the context for issues including appropriate land uses, floorspace and works of alteration to retained buildings and structures. The reserved matters and associated listed building consent applications have been prepared with reference to the

relevant parameters as prescribed by conditions 32-38. This section of the report concentrates on conditions 33-38 which relate to land use and floorspace, condition 32 is covered in the section below which relates to heritage and conservation.

The proposed amendments to result in the provision of an addition 20sqm of Class C1 hotel floorspace. This arises because of the proposed extension to the mezzanine area for use of the public bar area. The approved reserved matters application included the provision of 4528sqm of floorspace of which 4495sqm was for hotel use. The total amount of floorspace provide within Zone C will thus become 4548sqm of which 4515sqm will be for Class C1 hotel use and 33sqm will provide shopping/food and drink uses (Classes A1-A5). Conditions 33 and 34 set maximum limits on development floorspace site-wide and north and south of the canal. Conditions 35 and 36 set maximum limits on floorspace for specified uses north and south of the canal and across individual development zones.

Even with the additional 20sqm of hotel floorspace created by the amendments the proposed reserved matters application for Zone C is well within the various floorspace tolerances for this Zone and the area south of the canal. The floorspace proposed and the total amount allowed for Zone C, the area south of the canal and the wider site is shown in the table below:

Area	Total Floorspace (sqm)	Use Class - Floorspace	
		Class C1	Classes A1-A5
South of canal			
B2	7098	-	301
B4	16,824	-	1085
B6	20,853	-	1333
C	4548	4515	33
Total	49,323	4515	2752
North of canal			
Eastern Goods Yard	55,190		
R2	48,522		
T1	29,045		
R4	11,761		
T6	16292		
J	16265		
Total	177,075		
Grand Total	226,398		
Area	Total permitted	Total permitted	
zone C	4675	4675	350
south of canal	244,250	32,625	15,060
site total	713,090	N/A	N/A

Condition 37 sets a limit on the extent of basement floorspace provided site wide (83,500sqm) and north and south (32,000sqm) of the canal. Condition 38 requires that basement floorspace only be used for purposes ancillary to the primary purpose permitted for the relevant building. This prevents independent uses being confined to basement level. The approved reserved matters application for Zone C will provide 1259sqm of basement floorspace and this is not affected by the proposed amendments which form part of this proposal. The cumulative total therefore remains within the site wide restriction (total 15,005sqm) and that for south of the canal (total is 8746sqm).

The basement drawings indicate that the space will continue to provide back of house facilities such as kitchens, laundry, storage, plant, refuse and recycling facilities. These facilities are all ancillary to the primary use of the building as a hotel. The revised reserved matters proposal for the basement therefore complies with conditions 37 and 38.

Condition 27 requires the submission of floorspace figures and floorplans showing layout and uses including servicing and access. The applicant has provided these all details as part of the revised reserved matters application for Zone C.

Heritage and Conservation

Condition 32 which was attached to the outline permission secures the submission of a detailed scheme for the works envisaged to the retained listed building as outlined in Annex E of the approved development specification. The condition requires that details of the works be supported by a full conservation plan, and an

associated application for listed building consent. The refurbishment works which form part of the current reserved matters and listed building consent application have been summarised above and are assessed below.

The proposed amendments remain consistent with the refurbishment parameters in Annex E of the development specification. The proposed alterations are relatively minor in nature. At basement level they predominantly comprise alterations to the position of previously-agreed openings or partitioning. The proposed amendments are non-contentious in historic building terms. The works seek to use existing openings where possible and in some cases the revisions involve not adding further partitioning rather than modifying existing historic fabric. At ground floor level it is proposed to extend the mezzanine which forms part of the bar area. The ground floor of the building has already been significantly altered and little historic fabric remains, therefore this intervention is considered to be acceptable. On the upper floor levels alterations are proposed to partitioning. At first floor level partitioning is removed and the floor level of the restaurant lowered in order to create a fully accessible and larger restaurant facility. The loss of additional fabric results in a far more satisfactory layout of the accommodation and is considered to be acceptable. The original cellular layout of the guestrooms is to be retained as are the two original staircores which are the most significant areas of interest internally. The proposed amendments include only minor changes to the guest rooms. The previously-sunken shower tray arrangement has been omitted in most of the bedrooms, which will see the retention of more historic fabric. The proposed method of lining the rooms has also been amended in order to allow the creation of more useable space. The proposed lining is considered to be acceptable, all original architectural features are to be retained and protected behind the lining. The applicant has indicated that in some cases it may be necessary to remove the existing lath and plaster ceiling prior to installing the lining because it is in a poor state of repair. It is recommended that a condition be imposed on the listed building consent which requires the submission of a further condition survey of the existing lath and plaster ceilings fully detailing those areas which are to be removed and repaired and how this will be undertaken.

At roof level further investigation of the condition of the dormer windows has revealed that they are in a very poor condition, and as such some of them may need to be replaced rather than refurbishment. Their replacement is not considered to be contentious in principle. The applicant should submit a condition survey of the dormer windows to the council for approval, it should full detail which windows need to be replaced and which will be repaired, it should also detail how this will be undertaken. The proposed amendments to the design of the plant deck are considered to be acceptable. The plant deck will remain below the height of the ridge of the roof and will not be visible in views of the building from the street.

In summary, the proposed amendments do not change the overall approach to the refurbishment of the building, and officers are satisfied that the special interest of the building is being preserved, in line with policies CS14 and DP25.

King's Cross CAAC has raised significant concern regarding the proposed works to the windows at first and second floor level. These works formed part of the previously approved reserved matters and listed building consent application and involved the replacement of the existing 1 over 1 sash windows with 6 over 6 sash windows. It was considered that this element of the scheme was not harmful to the listed building and would bring uniformity to the elevation. The CAAC state that neither English Heritage nor the Victorian Society were consulted on these works and that they have concerns, this is incorrect, officers of both bodies attended pre-application site visits to consider the proposals and were also consulted at application stage. Neither raised objection to the proposals. The CAAC state that they have found evidence which suggests that some of the 1 over 1 first floor level windows (those serving the public rooms) may originally have had 1 over 1 sash windows as did the ground floor. This may have been the case, but what the engravings they have provided also support is the view that the rest of the first floor and second floor level windows were originally 6 over 6 sash windows and that they were replaced with 1 over 1 sash windows towards the end of the 1800s. In view of this officers remain convinced satisfied that the proposed works to the windows are acceptable. In view of the fact that the Council permitted the removal of the entire ground floor of the building it would be extremely difficult to argue the replacement of windows most of which were not original to the building would be harmful to the listed building and justify the refusal of an application for listed building consent.

Condition 16 of the outline permission states that all reserved matters applications relating to the design of new buildings and to landscaping of the public realm should be accompanied by an urban design report which explains the approach to design and how it meets the design guidelines. As the current reserved matters application relates to refurbishment of an existing building and includes no landscaping works this requirement is not strictly relevant. However, in the interests of completeness an addendum urban design report has been submitted as part of the application which explains the design approach which has been taken and where

appropriate how this responds to the design guidelines. In addition, where a building is located adjacent to or affects the setting of a listed building condition 6 requires that the relevant reserved matters application be accompanied by specific information in order for the Council to ensure that the special architectural and historic interest of the adjacent building has been adequately taken into consideration. The reserved matters application is accompanied by information relating to the impact on the setting of listed buildings.

Refuse and Recycling

Condition 22 requires that any relevant reserved matters application is supported by a servicing strategy which is consistent with parameter plan KXC017 (servicing). The strategy should include details of the proposed hours of servicing and the mechanisms which are to be used to ensure that loading and unloading takes place in accordance with the strategy. The proposed servicing strategy remains largely the same as that in the previously approved scheme; however, the basement level refuse and recycling storage facilities and the goods lift have been repositioned. The revised facilities provide a larger amount of space for the storage of refuse and recycling (increase from 24sqm to 37sqm). The goods lift would be closer to the service entrance on the north-west elevation of the building which would make moving refuse and recycling around the building easier. The revised servicing strategy is considered to be acceptable and will improve the storage and collection of refuse and waste. These details also satisfies condition 28 which require the submission of details of details of refuse storage and collection are provided as part of relevant reserved matters applications. Section Z of the S106 legal agreement deals with waste and states that the design of buildings should assist with waste segregation and provide appropriate waste storage. It is considered that this obligation has been met.

Access

Condition 19 states that all relevant reserved matters applications should be accompanied by an access statement. Section V of S106 legal agreement also deals with access and inclusivity. The revised proposals build on the principles set out in the original access and inclusivity statement which largely remain unchanged. The proposed internal alterations to the building seek to improve access further. At first floor level the removal of the raised floor and reconfiguration of the restaurant mean that the need for a separate access ramp to this space is negated. The disabled WC has been relocated from the basement to first floor level so it is more easily accessible for diners. These amendments are welcomed in access terms. It is recommended that a condition be imposed on the permission which requires the submission of further details of the layout of the accessible WC. The mezzanine which provides additional space to the public bar will not be accessible to wheelchair users which is regrettable, but given the size of this facility and that the main bar is fully wheelchair accessible this is considered to be acceptable.

Sustainability

Condition 17 of the outline permission requires the submission of an Environmental Sustainability Plan as part of relevant reserved matters applications. The condition set out those details which should be included within the plan and a number of criteria which should be met in order to demonstrate that the proposed development will provide a high level of sustainability. The only aspect of this condition which is affected by the proposed amendments is part (e) which requires that buildings achieve a BREEAM rating of 'very good' or better.

The proposed amendments include the omission of the greywater storage facility in the basement. The loss of this facility is disappointing. The reason for this is that the hotel operator underestimated the amount of space which would be required to accommodate basic back-of-house facilities such as kitchens, storage and plant. The greywater storage is not the only facility which has had to be omitted; the gymnasium also no longer forms part of the proposal. It is accepted that the applicant is working within the constraints of an existing listed building, the back of house facilities can't be provided at ground floor because much of the building has been removed at this level to allow the creation of the arcade. To provide it at first floor level would further reduce the number of guest rooms and make it extremely difficult to run a viable hotel, it is also not logical for the back-of-house functions to be split between the basement and first floor. In view of the constraints the loss of the facility is accepted as necessary.

The omission of the greywater storage facility results in the loss of the water recycling credit awarded under BREEAM. The overall BREEAM rating will remain as 'very good' which meets the requirements of condition 17. Section AA of the S106 agreement requires that the detailed design of the development shall achieve at least 40% of the potable water consumption credits available under the BREEAM methodology, which represents a reduction of 20-30% against typical water consumption. Despite the withdrawal of one of the credits the proposed development still achieves 44% of the available credits and therefore meets this element of the obligation. Section AA also requires that reasonable endeavours are made to ensure that 5% or more of the non-potable needs of each development are met through groundwater abstraction, greywater and

blackwater recycling and rainwater harvesting. It is considered that the applicant has made reasonable endeavours to meet this obligation, but the particular constraints of the site have meant that it is not possible in this particular case.

Other

Condition 14 of the outline permission seeks to control phasing of the development. Part (b) requires that reserved matters of not less than a further 70,000sqm GEA of built accommodation should be approved within 6 years of the outline permission, bringing the overall total (70,000sqm secured under part a) to not less than 140,000sqm GEA of built accommodation. The previously approved reserved matters application demonstrated that this requirement had already been met; the proposed amendments which provide an additional 20sqm floorspace bringing the total floorspace approved under reserved matters to 226,398sqm.

Recommendation: Approve reserved matters subject to conditions and approve conditional details & grant conditional listed building consent.

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