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|---|----------------------------|---------------------------------------|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 09/04/2010 | |
| | | N/A / attached | | Consultation Expiry Date: | | N/a | |
| Officer | | | | Application Number(s) | | | |
| Charlie Rose | | | | 2010/0698/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| St Pancras Chambers Euston Road London NW1 2QR | | | | Refer to Decision Notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Details of contract(s) for the main construction works approved under condition 2(c) within one month of completion of first stage of the enabling scheme pursuant to condition 2(d) of listed building consent granted subject to a section 106 legal agreement dated 12th July 2006 (ref 2004/3322/L) for restoration, development of 68 apartments and erection of new wing on Midland Road. | | | | | | | |
| Recommendation(s): | | Approve details | | | | | |
| Application Type: | | Approval of Details (Listed Building) | | | | | |
| 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: No Response | | | | | |
| 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

12/07/2006 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 (2004/3322/L)

Relevant policies

B6 Replacement Unitary Development Plan 2006

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Consent is sought to discharge details of condition 2(c) which requires that 'The works approved under condition 2 a) (first stage of an enabling scheme) shall not be commenced before contract(s) for the carrying out and completion of the first stage of the scheme of enabling works have been made and evidence of such contract(s) has been submitted to and accepted in writing by the local planning authority, pursuant to **condition 2(d)** 'Evidence of the construction works contract(s)' of listed building consent granted subject to a section 106 legal agreement dated 12th July 2006 (ref 2004/3322/L) for restoration, development of 68 apartments and erection of new wing on Midland Road.

The contract between St Pancras Chambers Investments Limited, Manhattan Loft St Pancras Apartments limited (as employer) and Galliford Try Construction limited (as contractor) have been submitted as evidence. This is considered to comply with condition 2d. It is recommended that the condition be discharged.

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