

LONDON BOROUGH OF CAMDEN		
PLANNING		
CONSERVATION AND URBAN DESIGN		
Proposed Development at: St Pancras Chambers Euston Road London NW1 2AR		
Proposal: Change of use of two rooms from use ancillary to Hotel (Class C1) to one retail unit at platform level (Class A1).		Case No: 2009/5306/P
Case Officer: Charles Thuaire		Date: 4 th Jan 2010
		Conservation Area
		Y
		Listed Building
		Y
		Adjoining Listed Building
		Y
		TPO
		Local Design Policy

OBSERVATIONS:

The principal of the proposed conversion of the existing rooms - currently used as ancillary rooms as part of the hotel - to a single retail unit accessed from platform level of the Barlow shed is considered acceptable. Historic double doors fronting the platform already exist to each unit. This suggests the rooms historically served the station as thus no harm is caused to the special character of the grade I listed chambers if the spaces are reused to serve the station platform.

In this regard the change of use of the rooms to retail spaces is considered acceptable.

The physical works associated with the change of use include;

1. refurbishing and fitting out of the two rooms, including suspended ceilings

The rooms are currently vacant and in a poor state of repair. Bringing the rooms back to active use in association with the station is welcomed. Moreover the retail units are proposed to be used as 'gentlemen groomers' which is considered to be in character with the bygone age of rail travel brought back into fashion through the successful renovation of the St Pancras Station.

The fit-out will require a suspended ceiling to be installed to conceal with the existing services at ceiling level. This will have an impact on the existing full height decorative door openings and fanlights accessing the platform. **A section drawing showing the suspended ceilings including their height and proximity adjacent to the platform elevation should be submitting to check its impact.**

2. single door opening in the dividing wall connect the rooms (a site inspection on the 7th Jan. confirms that this work has already taken place. – the height of the opening relates to the height of the existing original doors to the platform side.

The opening has resulted in minimal loss of fabric. The height of the opening relates to height of the existing original adjacent door openings and is acceptable.

3. closing off of the door openings to the hotel side of the rooms. (the existing drawings show two existing single door openings – one to each room – the inspection on the 7th Jan.

showed that the existing drawings are inaccurate because one of the openings is in fact double door width.

The existing openings in this location appear historic. Neither opening includes doors. **The application does not confirm if the openings will be permanently blocked or whether doors will be installed to allow a double fronted unit to be accessed from the hotel as well as the platform. If this is the case the design of the doors should also be submitted for approval. This should include the design of the new door accessing the hexagonal service shaft adjacent to the subject door openings to ensure the design of the doors relate to one another.**

It should be confirmed if the proposed right hand side door (when viewed from the hotel side) is in fact to be reduced in size to a single door opening or if the survey drawings have been incorrectly drawn. I do not object to the reduction in the size of the opening if this indeed what is intended. If this is the case the existing floor plan should be amended.

Recommendation

The works are considered acceptable subject to the information in **bold** being submitted for approval

PLEASE RECONSULT WITH C+UD FOLLOWING THE SUBMISSION OF AMENDED OR REVISED DRAWINGS OR IF THE RECOMMENDED DECISION WOULD BE CONTRARY TO THE POINTS ABOVE.

Negotiate	Y
Approve	
Refuse	

Charlie Rose 8th Jan 2009

Signed----- Date-----