

Delegated Report		Analysis sheet		Expiry Date:	18/12/2006
		N/A		Consultation Expiry Date:	13/11/2006
Officer			Application Number(s)		
Katharine Owen			2006/4162/L		
Application Address			Drawing Numbers		
St Pancras Chambers (Midland Grand Hotel) Euston Road & Midland Road London NW1 2QR			Site Location Plan 10166-OSP-00; 10166-PS-GA-06 Rev 03; 10166-PS-GA-07 Rev 04; 10166/a/01/c/05.01-1 Rev B; 10166/a/01/c/05.01-2 Rev B; 10166/a/01/c/05.01-3 Rev B. Original consent drawings: 10166-099-04-01; 10166-099-05-01; 10166-100-04-01P; 10166-100-04-02P; 10166-100-05-01P; 10166-099-04-02; 10166-099-05-02; 10166-100-05-02P; 10166-100-06-02P.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:	
Proposal(s)					
Amendment to the listed building consent to reduce the number of residential units to 67 (listed building consent granted on 12/07/06 (2004/3322/L)) 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.					
Recommendation(s):		Granted			
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
Summary of consultation responses:	English Heritage authorised the Council to determine the application.					
CAAC/Local groups* comments: <small>*Please Specify</small>	No comments.					

Site Description

St Pancras Chambers is a grade 1 listed building, located on the north side of Euston Road and bounded by Pancras Road to the east and Midland Road to the west, within the King's Cross Conservation Area.

Relevant History

1996: St Pancras Station, which adjoins the Chambers immediately to the north, was confirmed as the new London terminus for the Channel Tunnel Rail Link (CTRL) under the CTRL Act. Works for the construction of an extension to the north and for the restoration of the train shed are at an advanced stage.

2006: planning permission (2004/3319/P) and listed building consent (2004/3322/L) were granted with a Section 106 Agreement. The proposal is 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 to 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

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole, together with other material considerations.

Replacement Unitary Development Plan, 2006:
B3, alterations and extensions – complied with;
B6, listed buildings – complied with; and
KC11, heritage - complied with.

Assessment

Proposals

The previous consented scheme proposed two apartments to be formed to the far eastern bay on the fourth and fifth floors of the Chambers. These were to be duplex apartments with two entrances on the 5th floor. The apartments would include the end of the existing corridor. The conversion works to the Chambers as a whole are still at enabling works stage and therefore this proposal has not been implemented.

The building owners have changed their requirements for this area and wish to convert the existing rooms into one apartment, rather than into two. The amended proposals are still for a duplex arrangement. The proposal is to create one new entrance on the 5th floor, in what is currently the end of the corridor: this area would become the entrance lobby. Whereas the previous proposals were for a one-bedroom and for a two-bedroom apartment, the proposal is for one two-bedroom apartment.

The changes to the layout are as follows.

4th Floor:

Flat 1: all proposed partitions to be omitted except for those forming the bathroom; partition to accommodation stairs omitted.

Flat 2: all proposed partitions to be omitted and accommodation stairs moved from the window wall.

New partition and entrance door to be inserted into the arch across the corridor.

4th Floor mezzanine:

The area of the mezzanine to be reduced to form a bathroom above the open plan bedroom.

5th Floor:

Flat 1: a utility room, store and guest WC have been introduced and accommodation stairs deleted. Both existing doors would be retained in original openings.

Flat 2: the accommodation stairs to be omitted.

New partition and entrance door to be inserted into the arch across the corridor.

Assessment

The proposals are acceptable. They make better use of the existing spaces and allow more of the original fabric to be retained. This is because less interventions would be introduced, less internal partitions would be inserted and an extra original door would be retained in situ.

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