

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	24/11/2006
		N/A		<b>Consultation Expiry Date:</b>	13/10/06
<b>Officer</b>			<b>Application Number(s)</b>		
Katharine Owen			2006/4517/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
St Pancras Chambers (Midland Grand Hotel) Euston Road & Midland Road London NW1 2QR			Storage Proposals - Basement 2.9; Storage Proposals- Ground 2.10; Storage Proposals - Platform 2.11; Storage Proposals - First 2.12; Storage Proposals - Second 2.13; Storage Proposals - Third 2.14; Storage Proposals - Fourth 2.15; Laing O'Rourke general compliance statement; and letter from RHWL dated 26.9.06.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	<b>Date:</b>	
<b>Proposal(s)</b>					
Details of the storage of ironmongery and fireplaces clearly identified and labelled that are to be removed and kept in secure places and naming of person supervising the works, pursuant to condition 7 (a & b) (PART) of the 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.					
<b>Recommendation(s):</b>		Granted			
<b>Application Type:</b>		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
Summary of consultation responses:	English Heritage considered the submitted details to satisfactory to meet the requirements of that part of the condition.					
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

### General

The proposal forms part of the conditions attached to the listed building consent that was granted in 2006 (2006/3322/L), for the 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.

The enabling works are proposed to commence shortly.

### Condition 7

This application is for the discharge of condition 7 (partial discharge) as relates to the enabling works contract. A further submission will be made for any amendments to the storage arrangements during the main contract and also to cover the details of the reinstatement programme.

The condition relates to specific fixed items.

The following items shall be carefully removed before works commence, under the supervision of a person or body specialising in this procedure appointed by the applicant and approved by the Council as LPA, and shall be clearly identified, securely labelled and stored under cover in a secure place and later reinstated in a manner, location and to a timetable agreed with the LPA. Written confirmation shall be given to the Council immediately following this work of the item(s) removed and their location:

- a) Original ironmongery; and
- b) Fireplaces that are to be removed.

### Proposals

The contractors would carefully remove original ironmongery and fireplaces that are to be removed under an approved person.

Items would be stored in dedicated storage rooms; should items be moved as part of the main contract, the contractors will contact Camden Council.

All rooms have a unique reference number and these numbers would be used for identification. All rooms to be locked with access control regimes. All items would be photographed, carefully wrapped with wrapping that would be securely marked and all items logged on the register. The items would be recorded on room sheets.

The drawings show the location of the items on the basement to fourth floors.

The letter of 26.9.06 from RHWL confirms that Laing O'Rourke's construction manager will be responsible for the supervision and control of these works.

### Assessment

The proposals are a sound method of protecting the fabric, in such a way as to prevent damage. The logging system would impose an important system of tracking the items.

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