

Delegated Report		Analysis sheet	Expiry Date:	01/11/06
		N/A	Cons. Expire:	02/10/06
Officer		Application Number(s)		
Angela Ryan		2006/4108/P		
Application Address		Drawing Numbers		
St Pancras Chambers (Midland Grand Hotel) Euston Road & Midland Road London NW1 2QR		101166-OSP-00		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation to condition 10 relating to details of the security arrangements and external lighting being submitted prior to development commencing on site of the planning permission granted on 12/07/06 (2004/3319/P)) 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):				
Code:	Approval of Details			

Conditions or Reasons for Refusal:	N/A					
Reasons for Conditions:	N/A					
Informatives:	You are advised that conditions 2 (design of the cycle stands) 6 (details of method of storage and waste removal including recycling materials), 9 (details of the scheme for ventilation of and extraction of fumes from hotel kitchen), are yet to be discharged.					
Consultations						
Adjoining Occupiers:	No. notified	1	No. of responses	1	No. of objections	0
Summary of consultation responses:	Metroplitan Police (Crime Prevention Design Advisor)- Raised no objections to the proposed variation, but will be urging the developers to follow the guidelines as shown in "Secured by Design"					
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. 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.

The site occupies an area of approximately 12,235 m², including the existing footprint of the Chambers itself of 6,208 m², fronting onto Euston Road and the proposed footprint of 1,555 m² of the new west wing, facing onto Midland Road. The remaining area is made up of access and the front forecourt area.

To the rear of the Chambers lies the Grade I listed St Pancras Station, which comprises the Barlow Shed, terminus facilities and offices, ancillary buildings, taxi stand and warehousing. Further north the extension for CTRL international and domestic services is being completed, with ground and basement level connections through the Chambers to London Underground Services and Euston Road.

Uses within the immediate area include two railway stations (use class sui generis) to the north and east, Camden Town Hall, social and community uses to the west, retail and food and drink to the south along Euston Road, and residential and hotel use to the south of Euston Road. The site lies within the King's Cross Opportunity Area (KCOA) and the King's Cross Conservation Area.

Relevant History

On 12th July 2006 planning permission was granted subject to a legal agreement (for the change of use from railway uses and offices including restoration of parts of basement and ground floor and first, 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 (ref. 2004/3319/P).

Condition 10 attached to the permission requires details of (a) entrances and exits, including relevant security arrangements and facilities (b) external lighting, (c) security surveillance in these areas including CCTV, to be submitted to the LPA for approval in writing prior to development commencing on site.

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 UDP- June 2006

B1 (b)- General Design Principles

Assessment

The applicant proposes to vary condition 10 attached to the previous permission that was granted. The condition required details of entrances and exits including relevant security arrangements and facilities, external lighting and security surveillance to be submitted for approval prior to development commencing on site.

The applicant has confirmed that the condition cannot be complied with because the details need to be considered later on in the project in conjunction with the hotel operators. Hence the variation to supply the details 12 months prior to completion of the hotel.

The Metropolitan Police (Crime Prevention Design Advisor) was consulted and raised no objections to the proposal. He will be urging the developers to follow the guidelines as shown in "Secured by Design". The main implications being the use of specified enhanced security products, doors and windows. The products and in particular the doors will require attention to the construction of bedroom walls and window openings. However, this will be more relevant to the construction of the new west wing on Midland Road which will contain 190 hotel bedrooms at 7 levels. St Pancras Chambers is to be restored resulting in the existing walls and openings being retained.

Given that the hotel operator is not yet on board and the variation to the condition will achieve the same result (albeit at a later stage) as that which is attached to the original permission the variation is considered to be acceptable.

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