

Application ref: 2022/2514/L
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Richard Griffiths Architects
6 Queen Square
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

St Pancras Renaissance Hotel
Euston Road
London
Camden
NW1 2AR

Proposal:

Interventions will include new freestanding joinery for the two bars, custom banquet style seating and loose tables, chairs and stools throughout. There are also waiter stations, screens and front of house storage. proposed and new lighting Redecoration of the restaurant with a new wall-to-wall carpet laid on top of the existing finishes. Renewal of the mezzanine wcs fittings, a new Chefs table and screen in the kitchen and alterations to kitchen fittings at basement level. New portico enclosure with freestanding planters and glass/mesh screens.

Drawing Nos:

Site Plan;

Location Plan;

Portico Outdoor Front elevation AA Rev A;

Portico Outdoor Side elevation BB Rev A;

Portico Outdoor section CC Rev A;

Portico Outdoor section DD Rev A;

Outdoor general layout Rev A;

LiQ 1614_GS_Restaurant_RCP_RevF1_220527;

LiQ 1614_GS_Bar_RCP_RevF1_220527;

Ground floor plan_joinery as proposed (2);

Ground floor plan_floor finishes as proposed (2);
Ground floor plan_curtains as proposed (2) Rev A;
Details_WC's as proposed - OBJ-INS-03 (2)/ Upper bathrooms;
Details_seating joinery as proposed - Bench A/Bench B/Bench D/Bench E/Bench F;
Details_Portico as proposed - Outdoor lockers(4)/ Entry portico Rev A;
Details_curtains as proposed (2) - AA Section/ BB Section Rev A;
Details_Dining Bar joinery;
Details_Screen wall;
Details_portico umbrellas as proposed;
Details_Mirrors as proposed (4);
GSR-E-102 Ground Floor Bar Low Level Lighting;
GSR-E-101 Ground Floor Restaurant Low Level Lighting;
Light Dining Chandelier LIG-IN-01;
Canvas sample;

Design Access and Heritage Statement by Richard Griffiths Architects dated June 2022;

Existing Bathrooms;
Existing Res-Bar 4138-PL-A-1404-P1;
Existing Interior Bar elevations;
Existing DDA toilet 4138-PL-A-1415-C1 ;
Existing Basement 4138-PL-A-1400-C1 .

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan;
Location Plan;
Portico Outdoor Front elevation AA Rev A;
Portico Outdoor Side elevation BB Rev A;
Portico Outdoor section CC Rev A;
Portico Outdoor section DD Rev A;
Outdoor general layout Rev A;
LiQ 1614_GS_Restaurant_RCP_RevF1_220527;
LiQ 1614_GS_Bar_RCP_RevF1_220527;
Ground floor plan_joinery as proposed (2);
Ground floor plan_floor finishes as proposed (2);
Ground floor plan_curtains as proposed (2) Rev A;

Details_WC's as proposed - OBJ-INS-03 (2)/ Upper bathrooms;
Details_seating joinery as proposed - Bench A/Bench B/Bench D/Bench E/Bench F;
Details_Portico as proposed - Outdoor lockers(4)/ Entry portico Rev A;
Details_curtains as proposed (2) - AA Section/ BB Section Rev A;
Details_Dining Bar joinery;
Details_Screen wall;
Details_portico umbrellas as proposed;
Details_Mirrors as proposed (4);
GSR-E-102 Ground Floor Bar Low Level Lighting;
GSR-E-101 Ground Floor Restaurant Low Level Lighting;
Light Dining Chandelier LIG-IN-01;
Canvas sample;

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Existing Interior Bar elevations;
Existing DDA toilet 4138-PL-A-1415-C1;
Existing Basement 4138-PL-A-1400-C1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 This application concerns the fit out of the St Pancras Hotel Gilbert Scott Restaurant, Bar and Portico.

The Gilbert Scott Restaurant and Bar is within the West wing of Sir George Gilbert Scott's Midland Grand Hotel, located in the ground floor and basement.

The Hotel was built as part of the London Terminal of the Midland Railway and forms an integral part of the wider St Pancras Station. The West wing of the hotel was completed in 1876 with a lavish, high Victorian Gothic interior.

Today this iconic building is listed Grade I in recognition of its high architectural significance.

During the 20th century areas of the hotel became offices and the highly

decorative interiors were hidden from view. The re discovery and restoration of these interiors has been one of the most important heritage triumphs of the later part of the 20th century. The decorative detailing to the entrance hall of the West wing was restored in 2011.

This application seeks to utilise the portico area fronting the Euston Road and which has been the subject of ongoing antisocial behaviour. The historic fabric, including the Mansfield red sandstone and the decorative limestone details have suffered as a result. The applicant has confirmed that all planters, screens, umbrellas and furniture within the portico are free standing and will not be fixed to the historic fabric. It is hoped that the use of this space will in part resolve the antisocial issues.

Internally the current restaurant and bar fit out dates from the late 20th/early 21st Century and these items are not considered to be of significance. The former front entrance and dining room will remain as restored in 2011 but with the addition of free standing furniture. The new furniture, screens, bar and overthrow are to be free standing and will not be fixed to the historic fabric. The majority of the new lighting will be fixed to new joinery or is free standing. Power and data cables are to be run in existing service runs. The rails for the full height curtains will however need fixing to existing fabric while the two existing chandeliers from the 2011 fit out will be replaced. Generally the scheme uses existing fittings and fixings or is housed in new free standing joinery.

No changes are proposed to the current access arrangements which will remain via the portico steps and through the level main hotel foyer.

In response to comments made by Historic England the applicant has confirmed by letter that the canvas umbrella canopies on the upper level within the portico are removed from the scheme. The canopies at pavement level remain included in this scheme. Also the Minton floor tiles in the entrance bar will remain exposed.

As set out in the NPPF this scheme is considered to better reveal and enhance these highly important spaces and as such the application is supported.

Historic England sent a letter of flexible authorisation stamped and signed on behalf of the Secretary of State dated 24/11/22.

No responses were received as a result of the public consultation through a press notice and a site notice.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the

Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer