

- 5 Prior to commencement on the relevant part of the development hereby approved the following detailed drawings, and/or samples as appropriate, shall be submitted to and approved in writing by the local planning authority:

a) typical plan, elevation and section of all new doors and windows at a scale of 1:10, with typical moulding and architrave details and glazing bar details at 1:1.

b) section and elevation details of the proposed lining of the bedrooms.

Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting High Quality Places and Conserving our Heritage) of the London Borough of Camden LDF Core Strategy 2010 and DP25 (Conserving Camden's Heritage) of the London Borough of Camden LDF Development Policies 2010.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden LDF Core Strategy 2010, with particular regard to policy CS14 Promoting High Quality Places and Conserving our Heritage and DP25 Conserving Camden's Heritage of the London Borough of Camden LDF Development Policies 2010. The principle consideration of policies CS14 and DP25 are that the special architectural or historic interest of listed buildings be preserved or enhanced. For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer's report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No.

Fee

Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:		First name:	
Last name:			
Company (optional):	Aries GNH (GP) LTD & Kings Cross Central Partners LTD		
Unit:		House number:	
		House suffix:	
House name:	C/O Aries GNH (GP)		
Address 1:	The Church Office		
Address 2:	St Magnus The Martyr Church		
Address 3:	Lower Thames Street		
Town:	London		
County:			
Country:			
Postcode:	EC3K 3DN		

2. Agent Name and Address

Title:	Mi	First name:	Rachel
Last name:	Ferguson		
Company (optional):	CB Richard Ellis		
Unit:		House number:	
		House suffix:	
House name:	Henrietta House		
Address 1:	Henrietta Place		
Address 2:			
Address 3:			
Town:	London		
County:			
Country:			
Postcode:	W1G 0NB		

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Postcode (optional):
Description of location or a grid reference.
(must be completed if postcode is not known):
Easting: Northing:
Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

See schedule 1.

Reference number:

Date of decision:

(Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	5 (b)	6.	
2.		7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Dry lining strategy of the bedrooms.

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☒

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

CB Richard Ellis

Date (DD/MM/YYYY):

09.12.2011

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers C/O Agent

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
020 7182 2781

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

rachel.fergson@cbre.com

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Belsten, Nick @ London HH

From: Giles Quarme (mail) [mailto:mail@quarme.com]
Sent: 30 November 2011 13:30
To: Belsten, Nick @ London HH
Cc: Kate Sandle; jeremy.robson@ram-group.cc; wayne.harrison@macegroup.com; david@davidarcherarchitects.com; Taylor Martin
Subject: 11-11-30 9598 Great Northern Hotel: Internal Room Linings
Attachments: AT 525 Revised Guestroom Wall Linings.pdf; 111129 Letter To Giles Quarme re Dry Lining.pdf; 9598 Alan Baxter Method Statement 3.pdf

Dear Nick,

Please find attached a copy of the following documentation:

1. Two letters from Kate Sandle of Dexter Moren Associates of 29th and 30th November 2011 and accompanying drawings; and
2. Alan Baxter method statement and drawings of the 23rd November 2011

If you recall at our meeting on site at the Great Northern Hotel to inspect the full sized mock-up of the dry lining to one of the bedrooms on Thursday 3rd November 2011, we discussed changes to the dry lining of the interior of the bedrooms to make them more aesthetically and historically acceptable.

I explained that the architectural and conservation philosophy behind the use of internal dry lining was to allow for the conversion of the building and to conceal the introduction of intrusive new services whilst at the same time protecting the historic fabric from any further damage. This would allow the linings to be removed at some future date, should that be necessary, and for those historic details to be revealed.

During our discussions I stated that I needed to be re-assured that any new proposals which would alter the previously consented proposals must not put the surviving historic fabric at risk. I advised that instead of using the structural engineers currently being employed on the conversion of the Great Northern Hotel that a specialist, conservation accredited structural engineer be engaged from a recognised conservation practice that fully understands the difficulty and constraints of working with delicate historic fabric. The area that I had particular concern with was the fixing of the proposed alternative design for the suspended ceilings and their impact on the lath and plaster ceilings which are to be retained and penetrated through.

I am delighted that our clients have engaged the services of Robert Bowles of Alan Baxter and Associates, the well regarded and respected firm of conservation structural engineers.

The proposals devised in his method statement and sketches appear to be an eminently sensible method of retaining and preserving the lath and plaster ceilings for the future. The use of metal detectors will allow the work to be carried out without the need for damaging exposure holes in the ceiling, and the use of screw fixings will allow the ceilings to be taken down in the future to reveal the lathe and plaster.

The only addition I would suggest is that the screws used must all be stainless steel and that they must be properly greased so that they don't corrode and can be easily removed in the future.

I have examined Kate Sandle's letter of the 29th November which explains the need for the changes and subject to them being carried out in the manner recommended I believe that the proportions of the rooms will be improved because the dry lining will have considerably less impact on its relationship with the existing window. The mock-up of the dry lining which I inspected on the 3rd November clearly demonstrated that we need to mitigate the impact of the lowered ceiling (as permitted) on the existing window in order to preserve as much of the room's historic character as possible.

With kind regards,