

Planning Services
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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**

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.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Aries GNH (GP) Ltd & King's Cross Central General Partner Ltd"/>				
Street address:	<input type="text" value="C/O Aries GNH (GP) Ltd, The Church Office"/>			Country Code	National Number
	<input type="text" value="St Magnus the Martyr Church"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="Lower Thames Street"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Email address:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="EC3R 3DN"/>				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Nick"/>	Surname:	<input type="text" value="Belsten"/>
Company name:	<input type="text" value="CB Richard Ellis"/>				
Street address:	<input type="text" value="1A Kingsley House"/>			Country Code	National Number
	<input type="text" value="Wimpole Street"/>	Telephone number:	<input type="text" value="44"/>	<input type="text" value="020 7182"/>	<input type="text" value="2780"/>
	<input type="text"/>	Mobile number:	<input type="text" value="44"/>	<input type="text" value="07985 485500"/>	<input type="text"/>
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text"/>	Email address:	<input type="text" value="nick.belsten@cbre.com"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="W1G 0RE"/>				

3. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	King's Cross Central		
Street address:	Development Zone C (Great Northern Hotel)		
	York Way		
Town/City:	London		
County:	UK		
Postcode:	N1		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	530184		
Northing:	183072		

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):

Officer name:

Title:	Miss	First name:	Bethany	Surname:	Arbery
Reference:	<input type="text"/>				
Date (DD/MM/YYYY):	<input type="text"/> (Must be pre-application submission)				

Details of the pre-application advice received:

Ongoing consultation with initial presentation to Council on 14 August 2009, formal pre-application meeting 26 February 2010.

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works alongside the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities.

Application reference number:	2004/2307/P	Date of decision:	22/12/2006
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Please state the condition number(s) to which this application relates:

Condition number(s):
6, 14, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 31, 32, 33, 34, 35, 36, 37, 38, 45, 46, 48, 49, 51, 55, 56, 60, 64, 65, 66 and 67.

Has the development already started? ☒ Yes ☐ No If Yes, please state when the development was started: 15/05/2007

Has the development been completed? ☐ Yes ☒ No

6. Discharge of Condition(s)

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

- Compliance Report
- Drawing Package (Comprising both A1 and A3 layout plans, elevations and sections for Zone C)
- Urban Design Report for Zone C
- Access and Inclusivity Statement for Zone C
- Environmental Sustainability Plan for Zone C
- Full Conservation Plan for Zone C

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:

The submissions relate to the conditions listed in Section 5, in as much as they relate to the Great Northern Hotel.

8. 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)

☐ The agent ☒ The applicant ☐ Other person

9. Declaration

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

Date

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GREAT NORTHERN HOTEL: RESERVED MATTERS SUBMISSION

Schedule of Drawings

Package A

EXISTING

		Scale	Size*	Status
Plans	(for approval)			
PP-001 A	Site Plan	1:1250	A1	Existing
PP-101 F	Basement Floor Plan	1:100/1:200	A1/ A3	Existing
PP-102 D	Ground Floor Plan	1:100/1:200	A1/ A3	Existing
PP-103 D	First Floor Plan	1:100/1:200	A1/ A3	Existing
PP-104 D	Second Floor Plan	1:100/1:200	A1/ A3	Existing
PP-105 D	Third Floor Plan	1:100/1:200	A1/ A3	Existing
PP-106 D	Fourth Floor Plan	1:100/1:200	A1/ A3	Existing
PP-107 D	Fifth Floor Plan	1:100/1:200	A1/ A3	Existing
PP-108 B	Roof Plan	1:100/1:200	A1/ A3	Existing
Elevations	(for approval)			
PP-110 B	North East Elevation	1:100/1:200	A1/ A3	Existing
PP-111 B	North West Elevation / South East Elevation	1:100/1:200	A1/ A3	Existing
PP-112 B	South West Elevation	1:100/1:200	A1/ A3	Existing
PP-113 B	Internal Arcade Elevations	1:100/1:200	A1/ A3	Existing
Sections	(for approval)			
PP-115 B	Sections AA	1:100/1:200	A1/ A3	Existing
PP-116 B	Sections BB	1:100/1:200	A1/ A3	Existing

PROPOSED

PP-120 I	Basement Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-121 E	Ground Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-122 F	First Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-123 D	Second Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-124 D	Third Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-125 D	Fourth Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-126 D	Fifth Floor Plan	1:100/1:200	A1/ A3	Proposed
PP-127A	Roof Plan	1:100/1:200	A1/ A3	Proposed
Elevations	(for approval)			
PP-129 A	North East Elevation	1:100/1:200	A1/ A3	Proposed
PP-130 A	North West and South East Elevations	1:100/1:200	A1/ A3	Proposed
PP-131 A	South West Elevation	1:100/1:200	A1/ A3	Proposed
PP-132 A	Internal Arcade	1:100/1:200	A1/ A3	Proposed
Sections	(for approval)			
PP-134 -	Sections AA	1:100/1:200	A1/ A3	Proposed
PP-135 A	Sections BB	1:100/1:200	A1/ A3	Proposed
PP-137 -	Proposed Roof Section	1:25/1:50	A1/ A3	Proposed
Sketch Details	(for Information)			
SK-105C	Lift Overrun Study – Part Sections & Elevations	1:50	A3	Proposed
SK-109	Proposed Typical Corridor Sections	1:20/1:50	A1	Proposed

GREAT NORTHERN HOTEL: RESERVED MATTERS SUBMISSION

Schedule of Drawings

SK-120A	Roofscape Strategy	NTS	A3	Proposed
SK-120	View 1	NTS	A3	Proposed
SK-121	View 2	NTS	A3	Proposed
SK-122	View 3	NTS	A3	Proposed
SK-123	View 4	NTS	A3	Proposed
SK-124	View 4 - Zoom in	NTS	A3	Proposed
SK-125	View 5	NTS	A3	Proposed
SK-126	View 6	NTS	A3	Proposed

Package B

Preliminary Interior Details

PROPOSED	(for information)	Scale	Size*	Status
DA / GNH / 304	Proposed Guest Room 105 & 106	1:50	A3	Proposed
DA / GNH / 501	Typical Bedroom Details	1:5	A3	Proposed
DA / GNH / 502	Typical Bedroom Details	1:5	A3	Proposed
DA / GNH / 503	Typical Bedroom Details	1:5	A3	Proposed
DA / GNH / 504	Typical Bedroom Details	1:5	A3	Proposed
DA / GNH / 601	Proposed Guest Room 101 Section	1:50	A3	Proposed

Package C

Structural Drawings

EXISTING	(for information)
Figure 1	General structural layout of hotel indicating jack arch floor from level 3 to 5
Figure 2	General structural layout of hotel indicating jack arch floor on level 2
Figure 3 / SK081 & SK082	Typical section through jack arch floor
Figure 4	Room/ corridor interface first floor east end, transfer beam above concrete beam
Figure 5 / SK083	Room/ corridor interface through crown of brick arch
Figure 6 / SK084	Room/ corridor interface second floor, east end, transfer beam in wall
Figure 7 / SK100	Northwest Chimney crack repair
Figure 8	Indicative section through lift pit underpinning of existing masonry wall
Figure 9	Indicative plan of lift pit
Figure 10	Sketch indicating typical lintel installation of two stages
Figure 11 / SK051	Elevation showing 1st floor Pantry-dining opening
Figure 12 / SK052	New support for chimney on gridline 10 first floor
Figure 13 / SK061	Section Y-Y from Figure 12
Figure 14 / SK055	Section illustrating the existing roof layout
Figure 15 / SK069	High level fifth floor plan
Figure 16 / SK086	Section illustrating plant accommodation
Figure 17 / SK069	New service penetrations through jack arch floors
Figure 18 / SK062	Indicative sketch of new RC slab around the new lifts
Figure 19	Typical riser penetrations with cast iron beams parallel to external façade
Figure 20	Typical riser penetrations with cast iron beams perpendicular to external façade
Figure 21	Second floor cast iron beams layout
Figure 22	Third to fifth floor cast iron beam layout