

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No.

Fee

**Application for listed building consent for alterations,
extension or demolition of a listed building.
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	<input type="text"/>	National Number	<input type="text"/>
	<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	<input type="text" value="44"/>	National Number	<input type="text" value="020 7182"/>
	<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"/>	<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. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Proposals to refurbish and restore the Great Northern Hotel, to provide 93 guestrooms, together with public bar, retail and ancillary facilities at basement and ground floor levels, a dining room at first floor and light refurbishment works to exterior elevations.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. 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:	<input type="text"/>		
Postcode:	N1 <input type="text"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	530184		
Northing:	183072		

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

King's Cross Central Outline Planning Application (Ref: 2004/2307/P)
Listed Building Consent for Demolition Works to Extensions (Ref: 2004/ 2314/L)
Planning Permission for the Great Northern Hotel Arcade (Ref: 2006/3220/P)
Listed Building Consent for Great Northern Hotel Arcade Works (Ref: 2006/3222/L)

6. 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:	Ms	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 14 August 2009, formal pre-application meeting 26 February 2010.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☒ Yes ☐ No

If Yes, please provide details:

Network Rail
British Transport Police
London Borough of Camden Access and Design Forum
Victorian Society

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

9. Materials (continued)

Roof covering- add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Chimney - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Windows - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

External doors - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Ceilings - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Internal walls - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Floors - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Internal doors - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Rainwater goods - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Boundary treatments - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

Lighting - add description

Description of *existing* materials and finishes:

See Plans and Supporting Documents as set out below.

Description of *proposed* materials and finishes:

See Plans and Supporting Documents as set out below.

9. Materials (continued)

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

- Listed Building Supporting Statement
- Drawing Package
- Structural Engineering Report

A Full Conservation Plan has also been provided as part of the Reserved Matters Permission that is submitted in parallel to this Listed Building Consent Application.

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

- Listed Building Statement 3.17 Scope of Works
- Drawing Package
- Structural Engineering Report

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. 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

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Nick Surname: Belsten

Person role: Agent

Declaration date: 18/06/2010

☒ Declaration made

16. Declaration

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

Date 18/06/2010

GREAT NORTHERN HOTEL: LISTED BUILDING CONSENT APPLICATION

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: LISTED BUILDING CONSENT APPLICATION

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