

George Hotel

26.07.08 - S19 Variation – Overview Report

(Variation under Section 19 of “*Planning (Listed Buildings and Conservation Areas) Act 1990*”)

(File Ref: 26.07.08 – S19 Variation – Overview Report_r4.pdf)

Shaping places that have
a positive impact



Index

- Introduction
- Dialogue
- Change Control
- Appendix A – Schedule of Changes
- Appendix B – Amended CGI 3

Revision	Date	By
01	05.06.26	AHR
02	26.06.26	AHR
03	06.07.26	AHR Tim Ordway
04	08.07.26	AHR Tim Ordway

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

This mini-report seeks to record the dialogue in respect of application for variation of the following:

Listed Building Consent – Section 19

- LBC ref: 2025/65/91148/W - dated 24.10.25
- Superseded (Conditions) by Variation: 2026/70/90462/W - Conditions (and scheduled drawings) dated 11.05.26

As noted previously – this LBC is related the below approval which has been submitted for Section 73 variation also (by separate submission) to regularise the changes as part of this Section 19 application (when determined):

Planning Consent – Condition 2 (T&CPA Section 19)

- Planning Ref: 2025/48/91147/W (Condition 2 Approved Drawings) dated 24.10.25

AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material & the reasoning and clarifications in justification of the proposals.

BACKGROUND:

The appointed Principal Contractor & appointed design team have been progressing with relevant detailed investigations to identify any concealed latent defects and validate the scope of works as proposed (and approved) and to inform the development of relevant detailed information sufficient to discharge the relevant conditions of the current Planning & LBC approvals – This application dealing with the LBC approval in isolation.

BACKGROUND CTD:

It has become apparent that there are a number of areas where further consideration and design changes are required to ensure the proposals under the current permissions can realistically be delivered within the current compliance frameworks and duties such as Building Regulations etc.

NOTE: as this variation addresses a significant number of potential changes to the approval, a summary can be found in Appendix A which is replicated in the Heritage Impact Assessment.

KEY REFERENCE MATERIAL:

- 26.07.06 - S19 Variation Tracker – LBC.xlsx
 - This schedules the full set of submitted information, demonstrates tracked changes and has a statement of relevant matter against each condition of the LBC and Planning current approved conditions.
- 24.715.000-GH-C2-HIA_r2
 - This is the Heritage impact assessment which addresses the matters of change in both elemental and whole building/ project methodologies.
- L054-GMI-ZZ-ZZ-ZZ-T-J-260424_P02 -Facade Ventilation Strategy.pdf
 - This is a document which has been prepared by the Principal Contractor, GMI Construction to specifically address Condition LBC 18 & the design options explored during the design process leading to the current application proposals.
- L054-AHR-40-BA-ZZ-D-A-40701_P1 - Block A - Skirting Extents Plan & Types.pdf
 - This is a document seeks to clarify the proposed strategy in relation to retention, reinstatement &/or replacement of skirtings within Block A. This has been prepared on the back of dialogue with the Conservation officers and appointed Conservation Architect utilising the principles of defining an exemplar archetype per floor to be then replicated in all new skirting locations.

Dialogue



OVERVIEW

Variations:

This application for variation can be described as ostensibly representing a number of material changes in nature to the LBC approvals but that the Planning Approval changes are less numerous in nature (and can be described as mainly regularisation of internal layouts) – for clarity, this application is related solely to the Section 19 Variation to LBC with the intent to regularise the matters arising from this application in a new application for Planning (Section 73) by separate application..

Discharge (as resulting from this variation)

It should be noted that this application requests the following conditions be deemed as discharged in full (if approved) with a residual “in accordance with the submitted and approved documentation” being applied:

- LBC Condition 18 – Block A – Vent Penetrations.

PROCESS

The applicant wishes to express that a thorough and robust design process has been undertaken leading up to the submission of these proposals on the back of extensive investigations to plasterwork, structure & the exploration of areas demonstrating latent defect issues requiring redress.

It is noted that whilst significant investigations were performed at PCSA design phase (these were limited partly due to permissions and discharges required around recording & ceiling removals - non historic) to better understand any concealed historic fabric and identify any latent structural defects. It has become apparent as works progress that the Hotel has received significant structural and decorative plaster modifications in most areas of the building which are of a poor quality or poorly considered nature.

It is also noted that many of the assumptions made by commenting parties and indeed the Historic England listing (by example) have been based on assumptions regarding decorative plaster material age with investigations now demonstrating that the works during the 1950s and 1970s (fire compliance) periods were much more extensive in nature and that much of the remaining decorative plasterwork hails from this period with original and 1930s in nature plasterwork being limited in extent.

These matters have been discussed with the Local Conservation Officer & other relevant parties in reaching these proposal.

Where material is justified as retained in place under the Conservation Act, the applicant has the option to seek performance derogations against current building regulations (in particular fire compliance), where the justification is not there from a conservation perspective (where its of more modern age or total loss position assessed) , this derogation is not an option and the rules around consequential improvements to meet current regulatory standards (where reasonably practicable) come into force.

It is sincerely hoped that the variation proposals are viewed in the light of these matters of demonstration around existing material loss and the regulatory frameworks around construction within the conservation environment that the Statutory Commenters view these proposals as genuinely seeking to place conservation/ derogation approaches where possible & to deliver a Hotel which is fit for future occupation and maintenance.

Should the statutory commenters require any further evidence-based justification related to these proposals, the applicant is open to sharing and discussing these with the relevant Statutory Consulting parties upon request.

Change Control

INTRODUCTION:

The applicant is aware that variations of this nature are both complex and challenging for statutory consultees to fully appraise themselves of the nature of the changes simply due to the number of drawings affected by even minor changes and to this end, the design team has supplied with the application 2 key pieces of information (as denoted in the “Key Reference material” within this report) reiterated as:

- 26.07.08 - S19 Variation_Tracker - LBC.xlsx
- 26.07.08 - S19 Variation_Tracker - LBC_Change Statements.pdf
- 26.07.08 - S19 Variation_Tracker - LBC_Document Tracker.pdf
- This excel and pdf outputs schedule the full set of submitted information, demonstrates tracked changes and has a statement of relevant matter against each condition of the LBC and Planning current approved conditions.
- Schedule of Changes (held within Appendix A of this document).
 - This denotes all of the key changes from the current approved documentation which this application seeks to make reference to. In short, it's a good overview for the statutory parties to use as a key reference tool
- 24.715.000-GH-C2-HIA_r2
 - This is the Heritage impact assessment which addresses the matters of change in both elemental and whole building/ project methodologies. This echoes the key matters as referenced in the “Schedule of Changes Appendix A” as above.

It is sincerely hoped that this information shall assist the relevant parties in fully understanding the variations being sought as part of this application.

26.07.08 - S19 Variation Tracker - LBC.xlsx:

This Tracker has 2 tabs in the excel workbook covering:

- LBC Document Tracker** - This schedules ALL documents proposed to be changed under this variation.
- LBC Change Statements** - This reflects all of the conditions to be changed, the reasoning & consultation statement.

26.07.08 - S19 Variation Tracker - LBC.xlsx:CTD:

Document Tracker:

In this document, we have highlighted the documents and revisions from currently approved to this variation application for ease of cross reference:

George Hotel - 26.07.08 - S19 Variation Tracker - LBC_Document Tracker					
Ref	26.07.28 - S19 Variation Tracker - LBC_Document Tracker				
Case Officer	Jillian Rann				
ID	Type	Plan Reference	Version	Date Received	New revision
Application					
01	Location Plan	L054-GMI-90-ZZ-ZZ-D-A-90006	P1	08/07/2025	
02	Proposed Site Plan	L054-AHR-90-ZZ-ZZ-D-A-90001	P3	08/07/2025	P4
03	Proposed Basement Floor Plan (Planning)	L054-AHR-ZZ-ZZ-B1-D-A-20706	P4	04/09/2025	P5
04	Proposed Ground Floor Plan (Planning)	L054-AHR-ZZ-ZZ-00-D-A-20700	P4	08/07/2025	P5
05	Proposed Mezzanine Floor Plan (Planning)	L054-AHR-ZZ-ZZ-MZ-D-A-20701	P4	08/07/2025	P5
06	Proposed First Floor Plan (Planning)	L054-AHR-ZZ-ZZ-01-D-A-20702	P3	28/04/2025	P4
07	Proposed Second Floor Plan (Planning)	L054-AHR-ZZ-ZZ-02-D-A-20703	P3	28/04/2025	P4
08	Proposed Third Floor Plan (Planning)	L054-AHR-ZZ-ZZ-03-D-A-20704	P3	28/04/2025	P4
09	Proposed Fourth Floor Plan (Planning)	L054-AHR-ZZ-ZZ-04-D-A-20705	P3	28/04/2025	P4
10	Proposed Roof Plan (Planning)	L054-AHR-ZZ-ZZ-RF-D-A-20707	P2	28/04/2025	P3
11	Proposed Elevations	L054-AHR-20-ZZ-ZZ-D-A-20120	P5	08/07/2025	P7
12	Proposed Sections – Sheet 1	L054-AHR-20-ZZ-ZZ-D-A-20220	P2	28/04/2025	P5
13	Existing Floor Plans (Block A,B&C) Planning & LBC Definition Plans	L054-AHR-20-ZZ-ZZ-D-A-20801		06/10/2025	
14	John William Street Sections	L054-AHR-20-ZZ-ZZ-D-A-20802		06/10/2025	

and at the bottom of the schedule we have supplied a list of new drawings (those not superseding current approved information).

New Documents (This Application):					
129	LBC Details - Block A Floor & Ceiling - Sheet 2	L054-AHR-20-BA-ZZ-D-A-20304			P2
130	Block A - Ground Floor Proposed Opening Works	L054-ACE-2X-BA-00-D-S-8040			P03
131	Block A - Proposed Ground Floor Works	L054-ACE-2X-BA-00-D-S-8002			P03
132	Drainage Layout	L054-ACE-5X-ZZ-ZZ-D-C-1200			P03
133	Mechanical Services Block A - Floors 1-3 - Proposed Bathroom Vents	L054-AFC-57-BA-ZZ-D-M-5701			P1
134	Facade Ventilation Strategy	L054-GMI-ZZ-ZZ-ZZ-T-J-260424			P03
135	Heritage Impact Assessment	24.715.000-GH-C2-HIA_r2			R2
136	Supporting Information - 26.07.08 - S19 Variation – Overview Report	26.06.26 - S19 and S73 Variation – Overview Report			R4
137	Supporting Information - 26.07.08 - S19 Variation Tracker - LBC.xlsx	26.07.08 - S19 Variation Tracker.xlsx			08.07.26
138	Supporting Information - 26.07.08 - S19 Variation Tracker - LBC_Document Tracker.pdf	26.07.08 - S19 Variation Tracker - LBC_Document Tracker.pdf			08.07.26
139	Supporting Information - 26.07.08 - S19 Variation Tracker - LBC_Change Statements.pdf	26.07.08 - S19 Variation Tracker - LBC_Change Statements.pdf			08.07.26
140	Block A - Skirting Extents Plan & Types	L054-AHR-40-BA-ZZ-D-A-40701			P1
141	CGI View 3	L054-AHR-ZZ-ZZ-RF-D-A-60203			R1
142	app form - Amended 08.07.26.pdf	app form - Amended 08.07.26.pdf			08.07.26

Appendix A

Schedule of Changes

Shaping places that have
a positive impact

Schedule of Changes – General + Basement

GENERAL THROUGHOUT :

(excluding corridors, main stair, reception / bar, Former Billiards Room, Signing Room and Former Dining Room;

1. Existing Skirtings to be removed to permit abutment detail for the fire and acoustic enhancement of floors. To be replaced with timber skirting with a profile based on an archetype as defined by the appointed Conservation Architect. Heritage Scoping Works Drawings previously noted existing skirtings to be retained. It is noted that the core aim is to retain and restore in place all skirtings within the high significance areas and corridors where practicable, however, investigations (and demonstrations to the Conservation and Planning officers) have revealed very little of the original skirtings remain within the bedrooms and the ground floor which has clearly received an extensive refit in the 1970s fire compliance upgrades period hence these proposals.
2. Existing door frames to be removed to permit installation of new fire and acoustic rated door sets. Architraves to be removed, retained and reinstated where possible. Architraves to be removed bedroom side of door opening to allow existing door frames to be removed. Reveal panelling to be retained/ restored in place where reasonably practicable.
3. Existing internal walls retained within bedrooms – All existing plaster to be removed and replaced with plasterboard on metal frame (by-liner).
4. Existing external walls within bedrooms – All existing plaster to be removed and replaced with Limelite Renovating Plaster.
5. Simplification of plaster cornice reinstatements to bedrooms within Block A Levels 1-3.

BASEMENT :

1. Existing floor slab removed (mixture of levels, materials & condition) and replaced with a new concrete basement slab along with relevant waterproofing/ water control systems.
2. LV Plant Room relocated to the Ground Floor where the linen stores were previously (under current approvals).
3. Bike Store relocated on the plan – volume and commitment unchanged noting location is an improvement due to proximity of staircase and lift.
4. Male & Female change relocated on the plan
5. Pump & Tank room relocated on the plan
6. Canteen & GM Office relocated on the plan
7. Accessible WC relocated on the plan
8. New AOVs to be installed within the existing window openings
9. Supporting steelwork installed at high level to the main central corridor to provide additional support/ structure to the span stone slabs.

Schedule of Changes – Ground + Mezz

GROUND FLOOR:

1. Fully glazed screen and fully glazed double doorset between room 047 and the new build lounge omitted and replaced with plasterboard partition and timber doorset.
2. Structural opening between room x22 and new build restaurant omitted.
3. Structural opening and associated structural works significantly reduced relating to the existing masonry wall between rooms 049 and 050.
4. Sliding folding partition and associated structural works omitted within room 034.
5. Steelwork introduced to support existing stone slabs located within rooms x14, x11 x10, x18 for compliance.
6. Kitchen dry and cold store introduced where formerly comms rooms was located.
7. Comms room relocated to where formerly storage rooms was located.
8. LV plant room moved from basement to ground where formerly linen stores were located.
9. Fully glazed screens and fully glazed double doors between lounge and restaurant omitted. replaced with plasterboard partition and timber doorset.
10. High Significance Room – Ceiling to Former Ground Floor Billiard room – Following investigations this has been evidenced as having received a modern Gypsum ceiling with EPS ceiling roses. Some of the original cornicework remains but approximately 30% appears to be remade in gypsum materials. Proposal is to remove in entirety and reinstate including perimeter corning in like for like profile but in GRG (Glass reinforced gypsum) noting the proposal is to lower the ceiling by 200mm to allow for concealment of services drops from the bedrooms on the 1st floor above.

MEZZANINE :

1. Linen stores relocated to allow for LV plant room to be moved from basement to ground floor.

Schedule of Changes – First + Second

FIRST FLOOR:

1. Rooms 062, 052, 053, 054, 055, 056, x26, 057, 059, 060, 051, 094, 093, 092, x38, x39, x37, 095 & 091 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.
2. Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.
3. Fully glazed screen and fully glazed double doors between x39 (corridor) and x23 (main stair) omitted and replaced with plasterboard partition and timber doorset.
4. Fully glazed screens and fully glazed single doors forming fire lobby directly outside the existing lift within x39 (corridor) omitted and replaced with plasterboard partition and timber doorset.
5. High Significance Room – Former First Floor dining area comprised from Rooms 055, 056, 057, 059, 060 & X26. Following LBC & Soft strip works the removal of 1980s ceilings in this area has revealed a significant amount of the original former dining room ceiling plasterwork with cornicing & coffer detailing. It is noted this heritage ceiling has been damaged extensively over time via penetrations & historic adaptation with general condition poor. This exposure has been fully recorded by the appointed Level 3 recording (WYAAS sub) & inspected by the COs prior to investigations. The proposals include for the full retention of the section of ceiling in the bay window (restore in place), the scan recording & reinstatement of all cornice and coffer detail as existing but in Gypsum Plaster (fire compliance) but the ceilings uncovered in Rooms 055, 056, 057 & X26 are deemed in a material loss state (record and remove/ replace as per the standard Room to Room detail 2b on drawing ref “L054-AHR-20-BA-ZZ-D-A-20300_P6 - LBC Details - Block A Floor & Ceiling - Sheet 1.pdf”.

SECOND FLOOR:

1. Rooms x41, 098, 099, 100, 101, 102, x46 x45, 103, x44, 104, 140, 139, x54, x55, 135, 136, 138, 137, 142, 141, 096, 097 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.
2. Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.
3. Fully glazed screen and fully glazed double doors between x41 (corridor) and x40 (main stair) omitted and replaced with plasterboard partition and timber doorset.
4. Fully glazed screens and fully glazed single doors forming fire lobby directly outside the existing lift (x42) within x41 (corridor) omitted and replaced with plasterboard partition and timber doorset.

Schedule of Changes – Third + Fourth

THIRD FLOOR:

1. Rooms x59, x61, x60, x62 x63, 145, 146, 147, 148, 149, 150, 151, 152, 153, 181, 174, 182, 175, 178, 202, 177, 179, 180, 144, 143 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.
2. Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.
3. Fully glazed screens and fully glazed single doors forming fire lobby to main stair (x56) within x59 (corridor) omitted and replaced with plasterboard partition and timber doorset.

FOURTH FLOOR:

1. Rooms x76, 1911, x71, 186, 1855, 187, x73, 188, 189, x75, x74, 193, 194, 196, 195, x77, 197, 199, 198, 200, 201, 184, 183 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.
2. Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.
3. Fully glazed screens and fully glazed single doors forming fire lobby to main stair (x70) within x71 (corridor) omitted and replaced with plasterboard partition and timber doorset.

Schedule of Changes – Elevations

ELEVATIONS:

1. Rooftop plant enclosure and plant screen reconfigured to provide acoustic screening to rooftop plant.
2. Ventilation grilles added to Block A as a result of the MEP ventilation strategy developing through to stage 4.
3. Additional ventilation grilles added to JWS as a result of the MEP ventilation strategy developing through to stage 4.
4. Plinth added to west elevation of new build to raise cills above damp proof course.
5. Plinth added to east elevation of new build to raise cills above damp proof course.

Appendix B

Ammended CGI ref:

L054-AHR-ZZ-ZZ-RF-D-A-60203_R1 - CGI View 3.pdf

Shaping places that have
a positive impact



End

Shaping places that have
a positive impact