2024.00373.000

George Hotel

26.07.09 - S73 Variation – Overview Report_r2

(Variation under Section 73 of *"Town and Country Planning Act 1990 + 08 July 2026")*

(File Ref: 26.07.09 - S73 Variation – Overview Report_r2.pdf)

Shaping places that have a positive impact

July 2026

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Revision	Date	By
01	09.07.26	AHR
02	21.07.26	Tim Ordway

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

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

Planning Consent – Condition 2 (T&CPA Section S73)
- Planning Ref: 2025/48/91147/W (Condition 2 Approved Drawings) dated 24.10.25

As noted previously – this application for change to the conditions is related the below approval which has been submitted for Section 19 variation also (by separate submission)

To clarify, the aim of this Section 73 application is to regularise the drawings and approvals in line with the LBC Section 19 application ref: 2026/91801 (when determined):

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- Superseded (Conditions) by Variation: 2026/70/90462/W - Conditions (and scheduled drawings) dated 11.05.26
- Current Section 19 application ref: 2026/91801

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 planning approval in isolation to regularise the documents/ drawings list in line with the Current Section 19 application ref: 2026/91801 (Listed Building Consent variation).

KEY REFERENCE MATERIAL:

- 26.07.09 - S73 Variation Tracker – Planning_r2.xlsx
  - This schedules the full set of submitted information, demonstrates tracked changes and has a statement of relevant matter against each condition of the Planning current approved conditions.
- 26.07.09 - S73 Variation Tracker - Planning_Document Tracker_r2.pdf
  - Pdf output of the above tracker denoting the drawing changes proposed for regularisation in line with the recently submitted S19 (subject to approval)
- 26.07.09 - S73 Variation Tracker - Planning_Change Statement_r2.pdf
  - Pdf output of the above excel tracker denoting the relevant conditions applied for variation against and reasoning/ justification.

Dialogue

VARIATION CONDITIONS:

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 & Drawings) – for clarity, this application is related solely to the Section 73 Variation application and to regularise the decisions arising from the current Section 19 application ref: 2026/91801

This application seeks to vary the following planning conditions via the S73 pathway in line with the submitted LBC S19 variation submission (to regularise):

No	Condition Note	Change Statement
02	IN ACCORDANCE CONDITION - APPROVED DRAWINGS The development hereby permitted shall be carried out in complete accordance with the documents in the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.	The drawings schedule will require updating to reflect the amended drawings pursuant to final approval of this and the associated LBC Section 19 application.
07	BLOCK A - CANOPY DESIGN Notwithstanding the details on the submitted plans, no works shall commence in association with the installation of the canopy on the southern, St Georges Square elevation of Block A, as shown on Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5, until full details of the proposed canopy have been submitted to and approved in writing by the local planning authority. The submitted information shall include plans and elevations showing the canopy, at a scale of 1:10 – 1:20, details of the proposed materials for the canopy, and details of the method of fixing the canopy to the building. The canopy shall be installed in accordance with the details thereby approved.	Minor drawing Reference regularisation If approved, the following documents will require re-referencing/ for consideration: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5 To be changed to regularise as reflecting revised drawing ref: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev **P7**
16	CYCLE STORAGE - OCCUPATION COMPLIANCE The development hereby permitted shall not be first occupied or brought into use until facilities for the storage and parking of cycles within the building and the site have been provided in accordance with the following plans and details: • Proposed Basement Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-B1-D-A-20706 Rev P4 • Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3 • George Hotel Refurbishment (Planning & LBC) Response – Cycle Storage (Ref: 2025_4891147_W - 15 - Response - Cycle Storage_29.08.25), dated August 2025, received 04/09/2025. The cycle storage and parking facilities shall thereafter be retained in accordance with the details hereby approved.	This application seeks to relocate the internal proposed cycle store to a location better placed in relation to the good lift (and the benefit of users). For clarity, the provision is unchanged - only the location within the basement. If approved, the following documents will require re-referencing/ for consideration: L054-AHR-ZZ-ZZ-B1-D-A-20706 Rev **P5**
18	WASTE COLLECTION - OCCUPATION COMPLIANCE CONDITION The development hereby permitted shall not be first occupied or brought into use until facilities for the storage and collection of waste from the premises have been provided in accordance with the following details: • Waste Collection Strategy – email received 21 July 2025 • Proposed Ground Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P4 • Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3. The refuse storage and collection facilities shall thereafter be retained and managed in accordance with the details hereby approved, for the lifetime of the development.	Minor drawing Reference regularisation If approved, the following documents will require re-referencing/ for consideration: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P4 To be changed to regularise as reflecting revised drawing ref: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev **P5**

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 key pieces of information (as denoted in the "Key Reference material" within this report) reiterated as:

- 26.07.09 - S73 Variation Tracker – Planning_r2.xlsx
- 26.07.09 - S73 Variation Tracker - Planning_Document Tracker _r2.pdf
- 26.07.09 - S73 Variation Tracker - Planning_Change Statement _r2.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 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

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

26.07.09 - S73 Variation Tracker - Planning _r2.xlsx:

This Tracker has 2 tabs in the excel workbook covering:

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

26.07.09 - S73 Variation Tracker - Planning _r2.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 - 26.07.09 - S73 Variation Tracker - Planning_Document Tracker					
Ref	2025/48/91147/W (Planning)				
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 - 26.07.09 - S73 Variation – Overview Report	S73 Variation – Overview Report			R1
137	Supporting Information - 26.07.09 - S73 Variation Tracker - Planning.xlsx	S73 Variation Tracker - Planning.xlsx			09.07.26
138	Supporting Information - 26.07.09 - S73 Variation Tracker - Planning_Document Tracker.pdf	S73 Variation Tracker - Planning_Document Tracker.pdf			09.07.26
139	Supporting Information - 26.07.09 - S73 Variation Tracker - Planning_Change Statements.pdf	S73 Variation Tracker - Planning_Change Statements.pdf			09.07.26
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

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 architype 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 cornicing 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



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

End

Shaping places that have
a positive impact