

Development Management
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Submitted via Planning
Portal only.

9 May 2024

Dear Sir / Madam,

Planning and Listed Building Consent Amendments: Great John Street Hotel, Great John Street, Manchester, M3 4FD

On behalf of our client, THG, we are pleased to confirm a Section 73 ("S73") Application to vary Condition 2 of the Approved Planning Application (126750/FO/2020); and a Section 19 ("S19") Application to vary Condition 2 of the associated Listed Building Consent (126751/LO/2020), in relation to the aforementioned property, has today been submitted via the Planning Portal (PP-12673449; and PP-12673460). The required application fee has been paid electronically via the Planning Portal.

Background

On 18 December 2020, THG gained planning permission and Listed Building Consent (Ref. 126750/FO/2020, and 126751/LO/2020) for the following works at Great John Street Hotel:

Planning Permission 126750/FO/2020:

"Single storey, glazed ground floor extension; external lighting; replacement rooftop extension, with associated rooftop plant and other associated works"; and

Listed Building Consent 126751/LO/2020:

"External works comprising a single storey, glazed ground floor extension; external lighting; replacement rooftop extension, with associated rooftop plant; associated internal refurbishment works; and other associated works"

The approved development was implemented with the relevant conditions discharged and work starting on Site in March 2021, however these works were paused due to rising construction costs.

Scope of Application

THG have subsequently undertaken a comprehensive review of the proposals with a Hotel Operation / Management Company on-board, with a view to re-starting the development.

As a result of this review, a number of changes are proposed to the original scheme to ensure the Hotel, once completed, is able to provide a five star experience to guests and is operationally functional and viable.

These changes can be summarised as follows:

- Internal layout changes to basement (staff changing) with the basement of Great John Street Hotel (within the redline boundary);
- Internal layout change to Ground Floor (FOH and Service Area);
- The kitchen area has been moved from the ground floor mezzanine to allow the main kitchen to be located on the ground floor (in the area previously identified for kitchen plant) and the kitchen plant area is now located within the Ground Floor Mezzanine (in place of the previous kitchen location).
- Layout changes have been made to the super suite bathrooms (at Floor 2 and Floor 2 Mezzanine) to maximise floorspace through the omission of corridors to these rooms;
- Alterations to roof plant deck to increase usable operational space;
- Slight increase of roof extension floorspace – comprising the infilling of a former plant area allowing the provision of an additional storage room and an additional 2 no. WC's at the roof level; and
- Removal of secondary glazing and replacement of window glass with histo-glass to ensure a more thermally efficient building whilst also providing adequate acoustic performance.

As a result, the submitted S73 and S19 applications therefore seek to vary Condition 2 of both the planning and listed building consents, to ensure the above changes are reflected in the approved plan list.

An explanatory plan list is included within **Appendix 1**.

Assessment of Changes

A comprehensive suite of updated architectural plans has been prepared by EPR Architects and are supplemented with a detailed comparison of the consented floorplans with the replacement floorplans, which has been provided within an addendum to the Design and Access Statement.

Overall, the proposed amendments seek minor updates to the Consented Scheme at Great John Street Hotel.

The scale and nature of the changes do not result in a substantially different development from that consented under the original planning permission and listed building consent and on the whole represent minor amendments to the layout and positioning of a small number of rooms (namely basement staff changing, the kitchen and associated kitchen plant, 2 no. guest suites, and the incorporation of a small underutilised area into the modern rooftop extension).

In addition, the previously proposed secondary glazing has been removed from the proposed development. Alternatively, the existing window glazing (glass only) is proposed to be replaced with histo-glass which will overcome operational challenges as detailed in the submitted DAS prepared by EPR and allow a much more thermally and acoustically efficient scheme to be achieved.

Specifically, the histo-glass replacement will reduce the operational carbon footprint of the hotel with the thermal U Value drastically reducing from 2.88w/mk2 to 1.4w/mk2, with an estimated carbon saving of 8,447kgCO2/year. This represents a huge carbon saving that will help drive towards both THG's and Manchester City Council's sustainability targets.

With the above in mind It is therefore considered that the changes sought by this application can be considered in accordance with the provisions set out in Section 73 of the Town and Country Planning Act 1990, and Section 19 of the Listed Buildings Act 1990.

With regards to any heritage impact of the proposed changes, the amendments proposed have been considered and assessed within an addendum to the original Heritage Statement submitted with the applications, prepared by Stephen Levrant Heritage Architecture. The assessment concludes that some of the changes proposed have a beneficial impact in heritage terms, including the creation of a new private dining room to the former comms room at ground floor level, the removal of modern walls to the basement level, and the reopening of an original doorway to the supersuite.

Notwithstanding, it is noted that there are several changes which have a negligible or minor adverse effect, including the extension of ground floor slab, and the new opening to supersuite guest rooms. In particular, the assessment concludes that the replacement of the glazing within the building will have a minor adverse impact, although it is noted that this is offset by both the resultant and wider scheme benefits, including the appreciation of the original windows and reveals as-built and without modern secondary glazing interventions, and the improvements to the thermal efficiency of the building and associated sustainability and operational benefits.

To conclude, the changes proposed are required to ensure the long term sustainability of the hotel operation, providing a five star guest experience. The proposed amendments will allow the scheme to come forward and will therefore ensure the continued, and positive re-use of this listed building in the long term.

Other Planning Conditions

Should the S73 application be approved, it is understood that a new decision notice will be issued for this consent that will sit alongside the original approval. In line with the NPPG (at Paragraph: 015 Reference ID: 17a-015-20140306) we understand that the new decision notices would include all relevant planning conditions but exclude those which have already been addressed and discharged.

The following applications have previously been made and approved in respect of the discharge of the relevant Planning Conditions:

- CDN/21/0020|Discharge of Condition 11 (Construction Management Plan) of planning permission ref: 126750/FO/2020, Approved and fully discharged 26 February 2021.
- CDN/21/0074, Discharge of condition 3a (programme for the issue of samples and specifications of all material to be used on all external elevations) and 3b (Material samples and specifications) of planning permission ref: 126750/FO/2020, Approved and fully discharged 9 December 2021.
- CDN/21/0019 Discharge of Condition 13 (Local Labour Agreement) of planning permission ref: 126750/FO/2020, Partially discharged, 22 March 2022.

Unlike the S73 application process, it is understood that whilst a S19 application is used for similar purposes to s73 applications, its legal effect is different, and as a result, the original listed building consent will be amended (rather than granting a fresh listed building consent with the relevant condition modified or removed).

Notwithstanding, it is notable that the following applications have previously been made and approved in respect of the discharge of the Listed Building Consent:

- CDN/21/0777 Discharge of Condition 6e (Lift details) of Listed Building Consent ref: 126751/LO/2020, Approved 22 March 2022
- CDN/21/0347 Discharge of Condition 6a (Details of the proposed method for any external cleaning and repair) of Listed Building Consent 126751/LO/2020, Approved and fully discharged 9 December 2021

- CDN/21/0344 Discharge of Condition 6b (Specifications and method statements for works to any original fabric and features) of Listed Building Consent 126751/LO/2020 (Internal and External Brick Cleaning), Partially discharged 09 December 2021
- CDN/21/0278 Discharge of Condition 6b (Method Statement for approved demolition works) of Listed Building Consent ref: 126751/LO/2020 (Listed Building Fabric Demolition), Partially discharged 11 May 2021
- CDN/21/0086 Discharge of condition 6f (Waterproofing Method Statement) of Listed Building Consent ref: 126751/LO/2020, Approved and fully discharged 2 March 2021
- CDN/21/0073 Discharge of condition 3a (programme for the issue of samples and specifications of all material to be used on all external elevations) and 3b (Material samples and specifications) of planning permission ref: 126751/LO/2020, Approved and fully discharged 9 February 2022.
- CDN/21/0068, Discharge of condition 6c (Audit of all internal features of historic interest and details of retention) of Listed Building Consent ref: 126751/LO/2020, , Approved and fully discharged 11 May 2021
- CDN/21/0069, Discharge of condition 4 (Historic England Level 3 historic building survey) of Listed Building Consent ref: 126751/LO/2020, , Approved and fully discharged 5 February 2021
- CDN/21/0067, Discharge of condition 6b (Specifications and Method Statement for works to any original fabric and features) of Listed Building Consent ref: 126751/LO/2020, Approved 9 February 2021

As such it is requested that the above conditions are updated accordingly in any decision for this S73 and S19 applications, through modification of the existing consent (in the case of the S19 application) or on the issue of any new permission (in the case of the S73 application).

Submitted Documentation

The submitted 73 and Section 19 applications comprises the following documents:

- Completed Application Forms, Certificates and required fee (where necessary);
- Updated Architectural Plans (Please see **Appendix 1**);
- Design and Access Addendum detailing the proposed changes prepared by EPR Architects; and
- Heritage Assessment Addendum prepared by Stephen Levrant Heritage Architecture.

I trust the submitted information is sufficient and I look forward to receiving confirmation that the applications have been validated, however should you have any queries or require any further information, please do not hesitate to contact me by email or telephone (0161 513 4284).

Yours sincerely,



Katie Daniels MRTPI
Director
katie@euankellie.co.uk

Appendix 1: Explanatory Plans and Document List

Planning Permission:

Description	Approved Plan	Replacement Plan / Document*	Comments
Site Location Plan	11116-EPR-00-00-TP-A-0001 Rev P01	11116-EPR-00-00-TP-A-0001 Rev P01	No change
Site Plan - Proposed	11116-EPR-00-00-TP-A-01-0300 Rev 02	11116-EPR-00-00-TP-A-01-0400 Rev A	Updated Plan –new roof hatches and infill extension shown
B1-Basement Level 1-Proposed Plan	11116-EPR-00-B1-TP-A-02-0310 Rev 02	11116-EPR-00-B1-TP-A-02-0410 Rev A	Updated Plan – changes to basement layout
GF-Ground Floor-Proposed Plan	11116-EPR-00-GF-TP-A-02-0311 Rev 02	11116-EPR-00-GF-TP-A-02-0411 Rev A	Updated Plan – layout changes
MG-Ground Floor Mezzanine-Proposed Plan	11116-EPR-00-MG-TP-A-02-0312 Rev 02	11116-EPR-00-MG-TP-A-02-0412 Rev A	Updated Plan – layout changes
01-Level 1-Proposed Plan	11116-EPR-00-01-TP-A-02-0313 Rev 02	11116-EPR-00-01-TP-A-02-0413 Rev A	Updated Plan – layout changes
M1-Level 1 Mezzanine-Proposed Plan	11116-EPR-00-M1-TP-A-02-0314 Rev 02	11116-EPR-00-M1-TP-A-02-0414 Rev A	Updated Plan – layout changes
02-Level 2-Proposed Plan	11116-EPR-00-02-TP-A-02-0315 Rev 02	11116-EPR-00-02-TP-A-02-0415 Rev A	Updated Plan– layout changes
M2-Level 2 Mezzanine-Proposed Plan	11116-EPR-00-M2-TP-A-02-0316 Rev 02	11116-EPR-00-M2-TP-A-02-0416 Rev A	Updated Plan– layout changes
03-Level 3-Proposed Plan	11116-EPR-00-03-TP-A-02-0317 Rev 02	11116-EPR-00-03-TP-A-02-0417 Rev A	Updated Plan – infill extension and layout changes
04-Roof-Proposed Plan	11116-EPR-00-XX-TP-A-02-0318 Rev 02	11116-EPR-00-XX-TP-A-02-0418 Rev A	Updated Plan – infill extension and roof hatch provision
Proposed Part Plan -Glasshouse	11116-EPR-00-GF-TP-A-03-0325 Rev 02	11116-EPR-00-00-TP-A-03-0425 Rev A	No changes made.
Proposed Part Roof Plan -Glasshouse	11116-EPR-00-01-TP-A-03-0326 Rev 02	11116-EPR-00-01-TP-A-03-0426 Rev A	No changes made
South Elevation-Proposed	11116-EPR-00-SO-TP-A-04-0330 Rev 03	11116-EPR-00-SO-TP-A-04-0430 Rev A	Updated to reflect glazing change
West Elevation-Proposed	11116-EPR-00-WE-TP-A-04-0331 Rev 03	11116-EPR-00-WE-TP-A-04-0431 Rev A	Updated to reflect glazing change
North Elevation-Proposed	11116-EPR-00-NO-TP-A-04-0332 Rev 03	11116-EPR-00-NO-TP-A-04-0432 Rev A	Updated to reflect glazing change
East Elevation-Proposed	11116-EPR-00-EA-TP-A-04-0333 Rev 03	11116-EPR-00-EA-TP-A-04-0433 Rev A	Updated to reflect infill extension and new windows at level 3
Section A-A-Proposed	11116-EPR-00-AA-TP-A-05-0340 Rev 02	11116-EPR-00-XX-TP-A-05-0440 Rev A	Updated to reflect layout and glazing changes
Section B-B-Proposed	11116-EPR-00-BB-TP-A-05-0341 Rev 02	11116-EPR-00-XX-TP-A-05-0441 Rev A	Updated to reflect layout and new windows at level 3

<i>Glass House Sections and Elevations</i>	<i>11116-EPR-00-XX-TP-A-41-0011 Rev 02</i>	<i>11116-EPR-00-XX-TP-A-41-0011 Rev 02</i>	<i>No change to plan</i>
<i>Proposed Roof Sections</i>	<i>11116-EPR-00-XX-TP-A-27-1000 Rev 01</i>	<i>11116-EPR-00-XX-TP-A-27-1000 Rev 01</i>	<i>No change to plan</i>
<i>Proposed Roof Details</i>	<i>11116-EPR-00-RF-TP-A-27-1001 Rev 01</i>	<i>11116-EPR-00-RF-TP-A-27-1001 Rev 01</i>	<i>No change to plan</i>
<i>Existing South Lighting Elevation</i>	<i>0186 - 101 Rev A</i>	<i>0186 - 101 Rev A</i>	<i>No Change</i>
<i>Proposed South Lighting Elevation</i>	<i>0186 - 102 Rev E</i>	<i>0186 - 102 Rev E</i>	<i>No Change</i>
<i>Existing Exterior Roof Lighting Plan</i>	<i>0186 - 201 Rev A</i>	<i>0186 - 201 Rev A</i>	<i>No Change</i>
<i>Proposed Exterior Roof Lighting Plan</i>	<i>0186 - 202 Rev D</i>	<i>0186 - 202 Rev D</i>	<i>No Change</i>
<i>Existing East Lighting Elevation</i>	<i>0186 - 103 Rev /</i>	<i>0186 - 103 Rev /</i>	<i>No Change</i>
<i>Existing North Lighting Elevation</i>	<i>0186 - 105 Rev /</i>	<i>0186 - 105 Rev /</i>	<i>No Change</i>
Documents			
Planning Statement	Planning Statement (prepared by Euan Kellie Property Solutions)	Planning Statement (prepared by Euan Kellie Property Solutions) and Covering Letter dated December 2023 (prepared by Euan Kellie Property Solutions)	Addition of Covering Letter submitted with this S73 Application
<i>Lighting Report</i>	<i>0186 - Great John Street Hotel DIALux Report</i>	<i>0186 - Great John Street Hotel DIALux Report</i>	<i>No Change</i>
Design and Access Statement and Waste Management Plan	Design and Access Statement including Waste Management Plan, November 2020	Design and Access Statement including Waste Management Plan, November 2020;and Design and Access Addendum December 2023 (prepared by EPR)	Addition of Addendum submitted with this S73 application.
Heritage Assessment	Heritage Assessment Revision A 01 December (prepared by Stephen Levrant Heritage Architecture)	Heritage Assessment Revision A 01 December (prepared by Stephen Levrant Heritage Architecture); and Heritage Assessment Addendum dated December 2023 (prepared by Stephen Levrant Heritage Architecture)	Addition of Addendum submitted with this S73 application.
<i>Energy Statement</i>	<i>Energy Statement P02 April 2020 (prepared by WSP)</i>	<i>Energy Statement P02 April 2020 (prepared by WSP)</i>	<i>No Change</i>
<i>Ventilation, Extraction and Odour Statement</i>	<i>Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)</i>	<i>Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)</i>	<i>No Change</i>
<i>Noise Assessment)</i>	<i>Noise Assessment Rev 02 July 2020 (prepared by WSP)</i>	<i>Noise Assessment Rev 02 July 2020 (prepared by WSP)</i>	<i>No Change</i>

<i>Security Strategy & Plans</i>	<i>Security Strategy & Plans (prepared by WSP)</i>	<i>Security Strategy & Plans (prepared by WSP)</i>	<i>No Change</i>
<i>MCC Waste Proforma</i>	<i>MCC Waste Proforma (prepared by EPR)</i>	<i>MCC Waste Proforma (prepared by EPR)</i>	<i>No Change</i>
<i>Exterior Lighting Specification</i>	<i>Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)</i>	<i>Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)</i>	<i>No Change</i>
<i>Operational Management Plan</i>	<i>Operational Management Plan, 01 December 2020 (prepared by THG)</i>	<i>Operational Management Plan, 01 December 2020 (prepared by THG)</i>	<i>No Change</i>

* Where a plan / document is unchanged the previously approved plan / document has been repeated and it has been indicated that the plan is unchanged within the comments column and through the use of *italics*.

Listed Building Consent:

Description	Approved Plan	Replacement Plan	Comments
Drawings			
<i>Site Location Plan</i>	<i>11116-EPR-00-00-TP-A-0001</i>	<i>11116-EPR-00-00-TP-A-0001</i>	<i>No Change</i>
B1-Basement Level 1-Demolition Plan	11116-EPR-00-B1-TP-A-02-0210 Rev 03	11116-EPR-00-B1-TP-A-02-0210 Rev A	Updated Plan – layout changes
GF-Ground Floor-Demolition Plan	11116-EPR-00-GF-TP-A-02-0211 Rev 02	11116-EPR-00-GF-TP-A-02-0211 Rev A	Updated Plan – layout changes
MG-Ground Floor Mezzanine-Demolition Plan	11116-EPR-00-MG-TP-A-02-0212 Rev 02	11116-EPR-00-MG-TP-A-02-0212 Rev A	Updated Plan – layout changes
01-Level 1-Demolition Plan	11116-EPR-00-01-TP-A-02-0213 Rev 02	11116-EPR-00-01-TP-A-02-0213 Rev A	Updated Plan – layout changes
M1-Level 1 Mezzanine-Demolition Plan	11116-EPR-00-M1-TP-A-02-0214 Rev 02	11116-EPR-00-M1-TP-A-02-0214 Rev A	Updated Plan – layout changes
02-Level 2-Demolition Plan	11116-EPR-00-02-TP-A-02-0215 Rev 02	11116-EPR-00-02-TP-A-02-0215 Rev A	Updated Plan – layout changes
M2-Level 2 Mezzanine-Demolition Plan	11116-EPR-00-M2-TP-A-02-0216 Rev 03	11116-EPR-00-M2-TP-A-02-0216 Rev A	Updated Plan – layout changes
03-Level 3-Demolition Plan	11116-EPR-00-03-TP-A-02-0217 Rev 02	11116-EPR-00-03-TP-A-02-0217 Rev A	Updated Plan – layout changes
04-Roof-Demolition Plan	11116-EPR-00-04-TP-A-02-0218 Rev 02	11116-EPR-00-XX-TP-A-02-0218 Rev A	Updated Plan – layout changes
South Elevation-Demolition	11116-EPR-00-SO-TP-A-04-0230 Rev 03	11116-EPR-00-SO-TP-A-04-0230 Rev A	Updated Plan – layout changes
West Elevation-Demolition	11116-EPR-00-WE-TP-A-04-0231 Rev 03	11116-EPR-00-WE-TP-A-04-0231 Rev A	Updated Plan – layout changes
North Elevation-Demolition	11116-EPR-00-NO-TP-A-04-0232 Rev 03	11116-EPR-00-NO-TP-A-04-0232 Rev A	Updated Plan – layout changes
East Elevation-Demolition	11116-EPR-00-EA-TP-A-04-0233 Rev 03	11116-EPR-00-EA-TP-A-04-0233 Rev A	Updated Plan – layout changes
Section A-A-Demolition	11116-EPR-00-AA-TP-A-05-0240 Rev 02	11116-EPR-00-XX-TP-A-05-0240 Rev A	Updated Plan – layout changes
Section B-B-Demolition	11116-EPR-00-BB-TP-A-05-0241 Rev 02	11116-EPR-00-XX-TP-A-05-0241 Rev A	Updated Plan – layout changes
Site Plan - Proposed	11116-EPR-00-00-TP-A-01-0300 Rev 02	11116-EPR-00-00-TP-A-01-0400 Rev A	Updated Plan –new roof hatches and infill extension shown
B1-Basement Level 1-Proposed Plan	11116-EPR-00-B1-TP-A-02-0310 Rev 02	11116-EPR-00-B1-TP-A-02-0410 Rev A	Updated Plan – changes to basement layout
GF-Ground Floor-Proposed Plan	11116-EPR-00-GF-TP-A-02-0311 Rev 02	11116-EPR-00-GF-TP-A-02-0411 Rev A	Updated Plan – layout changes
MG-Ground Floor Mezzanine-Proposed Plan	11116-EPR-00-MG-TP-A-02-0312 Rev 02	11116-EPR-00-MG-TP-A-02-0412 Rev A	Updated Plan – layout changes
01-Level 1-Proposed Plan	11116-EPR-00-01-TP-A-02-0313 Rev 02	11116-EPR-00-01-TP-A-02-0413 Rev A	Updated Plan – layout changes
M1-Level 1 Mezzanine-Proposed Plan	11116-EPR-00-M1-TP-A-02-0314 Rev 02	11116-EPR-00-M1-TP-A-02-0414 Rev A	Updated Plan – layout changes
02-Level 2-Proposed Plan	11116-EPR-00-02-TP-A-02-0315 Rev 02	11116-EPR-00-02-TP-A-02-0415 Rev A	Updated Plan– layout changes
M2-Level 2 Mezzanine-Proposed Plan	11116-EPR-00-M2-TP-A-02-0316 Rev 02	11116-EPR-00-M2-TP-A-02-0416 Rev A	Updated Plan– layout changes

03-Level 3-Proposed Plan	11116-EPR-00-03-TP-A-02-0317 Rev 02	11116-EPR-00-03-TP-A-02-0417 Rev A	Updated Plan – infill extension and layout changes
04-Roof-Proposed Plan	11116-EPR-00-XX-TP-A-02-0318 Rev 02	11116-EPR-00-XX-TP-A-02-0418 Rev A	Updated Plan – infill extension and roof hatch provision
Proposed Part Plan - Glasshouse	11116-EPR-00-GF-TP-A-03-0325 Rev 02	11116-EPR-00-00-TP-A-03-0425 Rev A	No changes made.
Proposed Part Roof Plan - Glasshouse	11116-EPR-00-01-TP-A-03-0326 Rev 02	11116-EPR-00-01-TP-A-03-0426 Rev A	No changes made
South Elevation-Proposed	11116-EPR-00-SO-TP-A-04-0330 Rev 03	11116-EPR-00-SO-TP-A-04-0430 Rev A	Updated to reflect glazing change
West Elevation-Proposed	11116-EPR-00-WE-TP-A-04-0331 Rev 03	11116-EPR-00-WE-TP-A-04-0431 Rev A	Updated to reflect glazing change
North Elevation-Proposed	11116-EPR-00-NO-TP-A-04-0332 Rev 03	11116-EPR-00-NO-TP-A-04-0432 Rev A	Updated to reflect glazing change
East Elevation-Proposed	11116-EPR-00-EA-TP-A-04-0333 Rev 03	11116-EPR-00-EA-TP-A-04-0433 Rev A	Updated to reflect infill extension and new windows at level 3
Section A-A-Proposed	11116-EPR-00-AA-TP-A-05-0340 Rev 02	11116-EPR-00-XX-TP-A-05-0440 Rev A	Updated to reflect layout and glazing changes
Section B-B-Proposed	11116-EPR-00-BB-TP-A-05-0341 Rev 02	11116-EPR-00-XX-TP-A-05-0441 Rev A	Updated to reflect layout and new windows at level 3
Reflected Ceiling Plan - Ground Floor	11116-EPR-00-GF-TP-A-35-0311 Rev 02	Plans to be provided	Changes TBC
Reflected Ceiling Plan - Ground Floor Mezzanine	11116-EPR-00-MG-TP-A-35-0312 Rev 02	Plans to be provided	Changes TBC
Reflected Ceiling Plan - Level 1	11116-EPR-00-01-TP-A-35-0313 Rev 02	Plans to be provided	Changes TBC
Reflected Ceiling Plan - Level 1 Mezzanine	11116-EPR-00-M1-TP-A-35-0314 Rev 02	Plans to be provided	Changes TBC
Reflected Ceiling Plan - Level 2	11116-EPR-00-02-TP-A-35-0315 Rev 02	Plans to be provided	Changes TBC
Reflected Ceiling Plan - Level 2 Mezzanine	11116-EPR-00-M2-TP-A-35-0316 Rev 02	Plans to be provided	Changes TBC
Reflected Ceiling Plan - Level 3	11116-EPR-00-03-TP-A-035-0317 Rev 02	Plans to be provided	Changes TBC
Proposed Internal Elevations	11116-EPR-00-XX-TP-A-42-0020 Rev 02	Plans to be provided	Changes TBC
<i>Glass House Sections and Elevations</i>	<i>11116-EPR-00-XX-TP-A-41-0011 Rev 02</i>	<i>11116-EPR-00-XX-TP-A-41-0011 Rev 02</i>	<i>No change to plan</i>
Proposed Roof Sections	11116-EPR-00-XX-TP-A-27-1000 Rev P01	11116-EPR-00-XX-TP-A-27-1000 Rev 01	No change to plan
Proposed Roof Details	11116-EPR-00-RF-TP-A-27-1001 Rev 01	11116-EPR-00-RF-TP-A-27-1001 Rev 01	No change to plan
Detail Sheet Typical Details 1, 2 & 3	WSP-00-ZZ-DR-S-7000 Rev P2	Plans to be provided	Changes TBC

Detail Sheet New Balcony Support Steelwork Ground Floor Bar, Detail 4	WSP-00-ZZDR-S-7001 Rev P2	WSP-00-ZZDR-S-7001 Rev P2	No Change (THG / WSP to confirm)
Proposed Roof Structure Sections / Elevations	WSP-00-RF-DR-S-2001 Rev P2	Plans to be provided	Changes TBC
Proposed roof structure sections / elevations	WSP-00-RF-DR-S-2002 Rev P2	Plans to be provided	Changes TBC
New Roof Level Proposed Steelwork Plan GA	WSP-00-RF-DR-S-2006 Rev P2	Plans to be provided	Changes TBC
3D View Proposed Steelwork Roof Area	WSP-00-RF-DR-S-9011 Rev P2	Plans to be provided	Changes TBC
Proposed Glass House / Lift Structure Plan GA's	WSP-00-ZZ-DR-S-2001 Rev P2	WSP-00-ZZ-DR-S-2001 Rev P2	No Change (THG / WSP to confirm)
Proposed Glass House / Lift structure Sections / Elevations	WSP-00-ZZ-DR-S-2003 Rev P2	WSP-00-ZZ-DR-S-2003 Rev P2	No Change (THG / WSP to confirm)
Ground Floor Proposed Plan GA	WSP-00-ZZ-DR-S-2011 Rev P2	Plans to be provided	Changes TBC
Ground Floor Mezzanine Proposed Plan GA	WSP-00-ZZ-DR-S-2012 Rev P2	Plans to be provided	Changes TBC
Level 1 Proposed Plan GA	WSP-00-ZZ-DR-S-2013 Rev P2	Plans to be provided	Changes TBC
Level 1 Mezzanine Proposed Plan GA	WSP-00-ZZ-DR-S-2014 Rev P2	Plans to be provided	Changes TBC
Level 2 Proposed Plan GA	WSP-00-ZZ-DR-S-2015 Rev P2	Plans to be provided	Changes TBC
Level 2 Mezzanine Proposed Plan GA	WSP-00-ZZ-DR-S-2016 Rev P2	Plans to be provided	Changes TBC
Underside Roof (third floor) Plan GA Replacement Steel	WSP-00-ZZ-DR-S-2017 Rev P2	Plans to be provided	Changes TBC
Ground Floor Plan Lift Pit GA	WSP-00-ZZ-DR-S-2020 Rev P1	WSP-00-ZZ-DR-S-2020 Rev P1	No Change (THG / WSP to confirm)
Notes Drawing	WSP-00-ZZ-DR-S-7000 Rev P2	Plans to be provided	Changes TBC
3D View Proposed Steelwork Glass House	WSP-00-ZZ-DR-S-9012 Rev P2	WSP-00-ZZ-DR-S-9012 Rev P2	No Change (THG / WSP to confirm)
Electrical Services Containment Layout Ground Floor	THG-WSP-GJ-00-DR-610101 Rev P03	Plans to be provided	Changes TBC
Electrical Services Small Power Layout Ground Floor	THG-WSP-GJ-00-DR- 620101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Containment Layout First Floor	THG-WSP-GJ-01-DR- 610101 Rev P03	Plans to be provided	Changes TBC
Electrical Services Small Power Layout First Floor	THG-WSP-GJ-01-DR- 620101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Containment Layout Second Floor	THG-WSP-GJ-02-DR- 610101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Small Power Layout Second Floor	THG-WSP-GJ-02-DR- 620101 Rev P03	Plans to be provided	Changes TBC
Electrical Services Containment Layout Third Floor	THG-WSP-GJ-03-DR- 610101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Small Power Layout Third floor	THG-WSP-GJ-03-DR- 620101 Rev P03	Plans to be provided	Changes TBC

Electrical Services Containment Layout Basement Level	THG-WSP-GJ-B1-DR-610101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Containment Layout Basement Level	THG-WSP-GJ-B1-DR-620101 Rev P03	Plans to be provided	Changes TBC
Electrical Services Containment Layout Mezzanine First Floor	THG-WSP-GJ-M1- DR-610101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Small Power Layout Mezzanine First Floor	THG-WSP-GJ-M1- DR-620101 Rev P03	Plans to be provided	Changes TBC
Electrical Services Containment Layout Mezzanine Second Floor	THG-WSP-GJ-M2- DR-610101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Small Power Layout Mezzanine Second Floor	THG-WSP-GJ-M2- DR-620101 Rev P03	Plans to be provided	Changes TBC
Electrical Services Containment Layout Mezzanine Ground Floor	THG-WSP-GJ-MGDR- 610101 Rev P02	Plans to be provided	Changes TBC
Electrical Services Small Power Layout Mezzanine Ground Floor	THG-WSP-GJ-MGDR- 620101 Rev 03	Plans to be provided	Changes TBC
Heating and Cooling Layout Ground Floor	THG_WSP_GJ-00-DR-550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout First Floor	THG_WSP_GJ-01-DR-550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Second Floor	THG_WSP_GJ-02-DR-550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Third Floor	THG_WSP_GJ-03-DR-550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Roof Level	THG_WSP_GJ-04-DR-550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Basement Level	THG_WSP_GJ-B1-DR-550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Mezzanine First Floor	THG_WSP_GJ-M1-DR- 550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Mezzanine Second Floor	THG_WSP_GJ-M2-DR- 550101 Rev P03	Plans to be provided	Changes TBC
Heating and Cooling Layout Mezzanine Ground Floor	THG_WSP_GJ-MG-DR- 550101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Ground Floor	THG_WSP_GJ-00-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout First Floor	THG_WSP_GJ-01-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Second Floor	THG_WSP_GJ-02-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Third Floor	THG_WSP_GJ-03-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Roof Level	THG_WSP_GJ-04-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Basement Level	THG_WSP_GJ-B1-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Mezzanine First Floor	THG_WSP_GJ-M1-DR-570101 Rev P03	Plans to be provided	Changes TBC

Ventilation Layout Mezzanine Second Floor	THG_WSP_GJ-M2-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ventilation Layout Mezzanine Ground Floor	THG_WSP_GJ-MG-DR-570101 Rev P03	Plans to be provided	Changes TBC
Ground floor level MEP Services Service Trench Sketch	THG_WSP_GJ_00_SK_500102 Rev P03	Plans to be provided	Changes TBC
External Downpipe Locations	THG_WSP_GJ-ZZ-SK-P-520101Rev 03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Ground Floor	THG-WSP-GJ-00-DR-520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Ground Floor	THG-WSP-GJ-00-DR-530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout First Floor	THG-WSP-GJ-01-DR-520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout First Floor	THG-WSP-GJ-01-DR-530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Second Floor	THG-WSP-GJ-02-DR- 520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Second Floor	THG-WSP-GJ-02-DR-530101 Rev P03	Plans to be provided	Changes TBC
Boiler and Plant room Detail Third Floor	THG-WSP-GJ-03-DR-500801 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Third Floor	THG-WSP-GJ-03-DR- 520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Third Floor	THG-WSP-GJ-03-DR-530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Roof Level	THG-WSP-GJ-04-DR-520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Roof Level	THG-WSP-GJ-04-DR-530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Basement Level	THG-WSP-GJ-M1-DR- 520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Basement Level	THG-WSP-GJ-M1-DR- 530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Mezzanine First Floor	THG-WSP-GJ-M2- DR-520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Mezzanine First Floor	THG-WSP-GJ-M2-DR-530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Mezzanine Second Floor	THG-WSP-GJ-MGDR- 520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Mezzanine Second Floor	THG-WSP-GJ-MGDR- 530101 Rev P03	Plans to be provided	Changes TBC
Foul and Rain Water Drainage Layout Mezzanine Ground Floor	THG-WSP-GJ-MGDR- 520101 Rev P03	Plans to be provided	Changes TBC
Domestic Water and Gas Layout Mezzanine Ground Floor	THG-WSP-GJ-MGDR- 530101 Rev P03	Plans to be provided	Changes TBC
Public Health Services Typical Sprinkler Layout	THG-WSP-GJ-ZZ-DR-535101 Rev P03	Plans to be provided	Changes TBC
Public Health Services Typical Sprinkler Layout	THG-WSP-GJ-ZZ-DR-535102 Rev P03	Plans to be provided	Changes TBC

Lighting Plan	0186 - Great John Street Hotel DIALux Report	0186 - Great John Street Hotel DIALux Report	No Change (THG to confirm)
Proposed South Lighting Elevation	0186 - 102 Rev E	0186 - 102 Rev E	No Change (THG to confirm)
Proposed Exterior Roof Lighting Plan	0186 - 202 Rev D	0186 - 202 Rev D	No Change (THG to confirm)
Detailed Luminaire Schedule - Exterior Lighting Specification	0186 - SC1 Rev D	0186 - SC1 Rev D	No Change (THG to confirm)
Proposed Ground Floor Lighting	RCP 0186 - 402 Rev E	Plans to be provided	Changes TBC
Proposed Ground Floor Mezzanine Lighting	RCP 186 - 404 Rev F	Plans to be provided	Changes TBC
Proposed 1st Floor Lighting	RCP 0186 - 407 Rev D	Plans to be provided	Changes TBC
Proposed 1st Floor Mezzanine Lighting	RCP 0186 - 408 Rev D	Plans to be provided	Changes TBC
Proposed 2nd Floor Mezzanine Lighting	RCP 0186 - 410 Rev E	Plans to be provided	Changes TBC
Proposed Ground Floor Lighting Plan	0186 - 602 Rev E	Plans to be provided	Changes TBC
Proposed Ground Floor Mezzanine Lighting Plan	0186 - 604 Rev E	Plans to be provided	Changes TBC
Proposed Third Floor Interior Low Level Lighting Plan	0186 - 606 Rev F	Plans to be provided	Changes TBC
Proposed 1st Floor Lighting Plan	0186 - 607 Rev E	Plans to be provided	Changes TBC
Proposed 1st Floor Mezzanine Lighting Plan	0186 - 608 Rev E	Plans to be provided	Changes TBC
Proposed 2nd Floor Lighting Plan	0186 - 609 Rev E	Plans to be provided	Changes TBC
Proposed 2nd Floor Mezzanine Lighting Plan	0186 - 610 Rev E	Plans to be provided	Changes TBC
Documents			
Planning Statement	Planning Statement (prepared by Euan Kellie Property Solutions)	Planning Statement (prepared by Euan Kellie Property Solutions) and Covering Letter dated December 2023 (prepared by Euan Kellie Property Solutions)	Addition of Covering Letter submitted with this S73 Application
Lighting Report	0186 - Great John Street Hotel DIALux Report	0186 - Great John Street Hotel DIALux Report	No Change (THG to confirm)
Design and Access Statement and Waste Management Plan	Design and Access Statement including Waste Management Plan, November 2020	Design and Access Statement including Waste Management Plan, November 2020; and Design and Access Addendum December 2023 (prepared by EPR)	Addition of Addendum submitted with this S73 application.

Heritage Assessment	Heritage Assessment Revision A 01 December (prepared by Stephen Levrant Heritage Architecture)	Heritage Assessment Revision A 01 December (prepared by Stephen Levrant Heritage Architecture); and Heritage Assessment Addendum dated December 2023 (prepared by Stephen Levrant Heritage Architecture)	Addition of Addendum submitted with this S73 application.
Energy Statement	Energy Statement P02 April 2020 (prepared by WSP)	Energy Statement P02 April 2020 (prepared by WSP)	No Change (THG / WSP to confirm)
Ventilation, Extraction and Odour Statement	Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)	Ventilation, Extraction and Odour Statement P01 April 2020 (prepared by WSP)	No Change (THG/ WSP to confirm)
Noise Assessment)	Noise Assessment Rev 02 July 2020 (prepared by WSP)	Noise Assessment Rev 02 July 2020 (prepared by WSP)	No Change
Security Strategy & Plans	Security Strategy & Plans (prepared by WSP)	Security Strategy & Plans (prepared by WSP)	No Change (THG to confirm)
MCC Waste Proforma	MCC Waste Proforma (prepared by EPR)	MCC Waste Proforma (prepared by EPR)	No Change
Exterior Lighting Specification	Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)	Exterior Lighting Specification 0186-SC1 (prepared by Studio 29)	No Change (THG to confirm)
Operational Management Plan	Operational Management Plan, 01 December 2020 (prepared by THG)	Operational Management Plan, 01 December 2020 (prepared by THG)	No Change (THG to confirm)

* Where a plan / document is unchanged the previously approved plan / document has been repeated and it has been indicated that the plan is unchanged within the comments column and through the use of *italics*.

