

10 August 2023

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**FAO Christopher Smith**  
**Cc Bethany Cullen**

Dear Chris,

**TOWN AND COUNTRY PLANING ACT 1990 FOR FULL PLANNING PERMISSION**

**39-41 PARKER STREET, COVENT GARDEN, WC2B 5PQ**

On behalf of our client, London Film School (the “applicant”), we hereby enclose an application for planning permission pursuant to the Town and Country Planning Act 1990 at 39-41 Parker Street, Covent Garden, London, WC2B 5PQ, (hereby referred to as the ‘Site’).

The description of development is proposed to be as follows:

*“Change of use of part of the first floor and the second and third floors from office use (Class E) to a mixed education and office use (Sui Generis), together with incidental uses and associated works; and the change of use of part of the ground floor from office use to a mixed office and cinema/education use (Sui Generis).”*

**The Site**

The Site is located on the north-west junction of Parker Street and Newton Street, in Covent Garden. The building itself comprises ground and three upper storeys with a mansard extension and basement. The three upper storeys are currently in use as office, whilst the basement and part of the ground floor is mixed use (primarily office with cinema), consented under ref: 2013/3792/P. The cinema currently operates as The Garden Cinema, a two screen, digitally equipped, independent cinema with an ancillary café/bar. The upper three storeys of the building are currently vacant. The mansard extension is out of the scope of this application, but the floor is currently in use as office space and will continue to be used as such.

The Site is located within the Seven Dials Conservation Area and the building is recognised as making an ‘important contribution to the character and appearance of the Conservation Area’.



The Site has a PTAL score of 6b, which is the highest grade and illustrative of the Site's excellent accessibility to public transport.

### **Application Documents & Fee**

As agreed, this application is accompanied by the following information:

<b>Document</b>	<b>Author</b>
Application Forms	DP9
Cover Letter	DP9
CIL Form	DP9
Planning Statement	DP9
Site Location Plan	Idea
Design & Access Statement	Idea
Existing and Proposed Plans	Idea & George Calver Architects
Acoustic Report	Soundbuild
Transport Statement	Velocity
Marketing Statement	Monmouth Dean
Operational Management Plan	London Film School
Draft Employment and Training Strategy	London Film School

The application has been submitted online via the Planning Portal (PP- ) and payment of the application fee of £526.00. This fee is inclusive of the Planning Portal's service charge.

We trust that the submission documents are informative and sufficient to validate and determine the application and look forward to receiving confirmation of this in due course. However, if you have any queries or require any further information, please do not hesitate to contact Annabel Williams or Paul Henry, at this office.

Yours faithfully,

*DP9 Ltd*

**DP9 Ltd.**