

**London Film School
39-41 Parker Street
London**

PLANNING STATEMENT

August 2023

DP9 Ltd.

CONTENTS

1.	INTRODUCTION	3
2.	SITE CONTEXT	6
3.	PLANNING HISTORY	8
4.	PRE-APPLICATION DISCUSSIONS & CONSULTATION	9
5.	APPLICATION PROPOSALS	11
6.	PLANNING POLICY FRAMEWORK AND OVERVIEW	16
7.	PLANNING POLICY ASSESSMENT	19
8.	SECTION 106	32
9.	CONCLUSIONS	33
10.	APPENDICES.....	34

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by DP9 Limited (hereinafter referred to as 'DP9') on behalf of London Film School ('hereafter 'LFS' or 'the Applicant') to accompany an application for full planning permission at 39-41 Parker Street, Covent Garden, London, WC2B 5PQ, ('the Site').
- 1.2 This application is submitted to the London Borough of Camden (hereinafter referred to as 'LBC') and this Planning Statement sets out the planning case for the Proposed Development. It assesses the development in the context of adopted and emerging planning policy and guidance at national, regional and local level.

The Relocation of London Film School

- 1.3 The London Film School is one of the world's leading postgraduate film institutions, offering a variety of full-time MA programmes, a Ph.D. Film by Practice, and a full calendar of short courses. LFS is also the oldest film school in the UK.
- 1.4 LFS is an historic institution with deep ties to the film industry locally, nationally and internationally. For more than 65 years, LFS has been the place for emerging creative talent to hone their craft, find their voice and engage directly with the vibrant UK screen industries.
- 1.5 LFS is regularly cited in industry press as one of the top film schools in the world. Most recently, LFS was named by both the Hollywood Reporter (2021) and Variety (2019) as one of the Top 15 International Film Schools. Similarly, The Office for Students has confirmed that the school is a World-leading Specialist Provider in its latest round of competitive assessment. LFS enjoys strong links to the film industry through companies including Pinewood Studios, Netflix, Warner Brothers, Panalux, Arri, Deluxe Post-Production, and many more.
- 1.6 LFS is currently located in dilapidated facilities at 24 Shelton Street, in the City of Westminster. The existing building at Shelton Street is a Grade II listed building within the Covent Garden Conversation Area and occupies a site that was originally used for brewing before becoming a fruit and vegetable warehouse in the early 20th Century.
- 1.7 As a result, internally, the building is a rabbit warren of small rooms, studios and corridors across five storeys. The top floor is a 'loft' space and becomes very hot, very quickly in summer, and very cold in winter. These facilities are wholly inappropriate as a teaching environment and consequently, the accommodation at Shelton Street

currently falls short of the quality and type of floor space sought by the London Film School and its students.

- 1.8 Relocation to 39-41 Parker Street presents London Film School with the opportunity to expand its world-class education offerings across postgraduate, skills-based short course, and community and schools outreach work, through access to new, modern facilities. These facilities will span across four floors and will include a dedicated film production hub comprising two industry-standard studios, production design workshop, state-of-the-art sound recording and post-production facilities, plus access to the Garden Cinema's premium cinema screens, co-working spaces, and flexible teaching, meeting and office accommodation.
- 1.9 In addition, the LBC will benefit, both culturally and economically, from the presence of LFS, being an historic institution with deep ties to the film industry at a local, national and international scale. These benefits are further explored within Section 7 – Planning Policy Assessment.

Description of Proposed Development

- 1.10 Full planning permission is sought for the following description of development (hereinafter referred to 'the Proposed Development'):

“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).”

- 1.11 The Proposed Development represents a significant opportunity to deliver the positive regeneration of the Site. It has been subject to pre-application discussions with LBC Officers. It has also been subject to engagement with local businesses, residents and community stakeholders, the full extent of which is set out in Section 4 (Pre-Application Consultation) of this document.
- 1.12 This statement should be read in conjunction with other information submitted with the planning application, comprising:
 - Planning Application Form (DP9, August 2023)
 - Community Infrastructure Levy Additional Questions Form (DP9, August 2023)
 - Site location plan (Idea, July 2023)
 - Existing and proposed plans (Idea, July 2023)

- Design and Access Statement (Idea, July 2023)
- Marketing Statement (Monmouth Dean, July 2023)
- Acoustic Report (Soundbuild, July 2023)
- Transport Statement (Velocity, July 2023)
- Travel Plan (Velocity, July 2023)
- Operational Management Plan (LFS, July 2023)
- Draft Employment and Training Strategy (LFS, July 2023)

1.13 The following documents have been provided for background information:

- London Film School MA Course Brochure (Appendix A)

1.14 This Planning Statement is structured as follows:

- Section 2 provides a review of the site location and its surrounding context;
- Section 3 sets out the background and planning history of the site;
- Section 4 details the pre-application discussions and consultation;
- Section 5 details the Proposed Development;
- Section 6 sets out the relevant planning policy and guidance;
- Section 7 assesses the proposal against relevant planning policy; and
- Section 8 provides conclusions.

2. SITE CONTEXT

Description of the Site

- 2.1 The application site is approximately 0.073 ha in size and is located on the north-west junction of Parker Street and Newton Street, in Covent Garden.
- 2.2 The Site is located within the administrative boundary of London Borough of Camden.
- 2.3 The building itself comprises ground and three upper storeys with a mansard extension and basement.
- 2.4 A red line plan details the boundary for the Site below.



- 2.5 The lawful use of part of the ground floor and the three upper storeys is office, whilst the basement and part of the ground floor is in lawful use as mixed use (primarily office with cinema), consented under ref: 2013/3792/P.
- 2.6 The cinema on the basement and part ground floor currently operates as The Garden Cinema, a two screen, digitally equipped, independent cinema with an ancillary café/bar.
- 2.7 The upper three storeys of the building have been vacant since 2018. Works began onsite in mid/late 2019, for a much-needed refurbishment of the building. However, in early 2020 the COVID-19 pandemic had a big impact on the office lettings market. There was a period of reassessment and uncertainty during the pandemic; with site works slowing down to only infrastructural works. When the landlord opened communications towards the end of the pandemic with LFS they were searching for a single occupier with a longer term let, as it was felt this would be easier to manage and less likely to cause local disturbance.
- 2.8 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 basement is also out of the scope of this application.

Surrounding Area

- 2.9 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'.
- 2.10 The surrounding area is a wide variety of mixed-use buildings.
- 2.11 The Site has a PTAL score of 6b, which is the highest grade and illustrative of the Site's excellent accessibility to public transport. The Site is located in close proximity to several Underground stations including Holborn, Covent Garden and Tottenham Court Road. Holborn station is located a short, four-minute walk away, to the north-east of the Site. Holborn station is served by the Piccadilly Line and Central Line.

3. PLANNING HISTORY

3.1 The following summarises the most relevant planning history for the Site:

- **2021/1927/P** - Change of use of part of the ground floor from office (Class E(g)) to theatrical performance space (Sui Generis). This application was withdrawn.
- **2013/3792/P** - Change of use of basement and part ground floor from office (Class B1) to mixed use primarily office (Class B1) with cinema (Class D2) from 1800hours to 2330hours Monday to Sunday with ancillary cafe/bar. Alterations to shopfront including creation of new access on Parker Street. This application was granted on 21/01/2014.

4. PRE-APPLICATION DISCUSSIONS & CONSULTATION

4.1 This section provides an overview of the formal pre-application process with LBC and the community consultation we have undertaken. It should be read in conjunction with the Design and Access Statement (DAS), which accompanies the planning application.

Officer Pre-Application Discussions

4.2 This planning application has been developed following consultation with LBC during two pre-application meetings, together with the local community and key stakeholders.

4.3 The first pre-application meeting was held on 6 March with Bethany Cullen and Councillor Danny Beales. This was very constructive meeting, and the proposals were generally supported. The applicant was encouraged to further explore and discuss the proposals for the Site at a second pre-application meeting.

4.4 A second pre-application meeting was held on 22 March 2023 at the Site with the case officer, Christopher Smith. This was followed by receipt of formal, written, pre-application advice from the case officer. This advice has informed key elements of the Proposed Development including land use principles and employment and training opportunities.

4.5 The pre-application meeting established that officers are broadly supportive of the change of use proposals presented. Officers welcomed the desire of the school to relocate to Camden and appreciate the potential benefits of operating the school in symbiosis with the ground floor cinema. It was acknowledged that the relocation of the school from WCC, would bring economic, cultural and social benefits to Camden.

Public Consultation and Engagement

4.6 LFS appointed Kanda Consulting, a specialist public consultation company, to undertake a pre-application community consultation for 39 – 41 Parker Street.

4.7 Since then, Kanda Consulting has contacted the Holborn and Covent Garden councillors and has also written to neighbours and key local stakeholders within a 70m radius of the site to direct them to <https://lfs.org.uk/parker-street> (which hosts and FAQs and highlights an email address should visitors have any further questions). This letter covered a total of 151 address and was delivered on 23rd June 2023. This letter is provided within Appendix B.

- 4.8 At the time of writing, one group – the Covent Garden Community Association – has written to request more details via the dedicated email address set up to receive feedback (parker.street@lfs.org.uk). A meeting has been scheduled with that group on 4th September 2023 at the Garden Cinema where LFS will explain the proposals and answer any questions or concerns the group may have. We will continue to consult and respond to all parties throughout the planning process.

5. APPLICATION PROPOSALS

Change of Use

- 5.1 The proposals involve the change of use of 68.9m² of Class E floorspace within part of ground floor, to mixed use comprising office and cinema/education use (Sui Generis), together with incidental uses and associated works. The total area of the ground floor is 664.3 sqm; 595.4 sqm of Class E (previously consented as Class B1(a)) office floorspace will remain.
- 5.2 Similarly, it is proposed that 409.7m² of Class E (previously consented as Class B1(a)) floorspace is changed to mixed education and office use (Sui Generis) on the first floor. The total area of the first floor is 849.7 sqm. 224.6 sqm of Class E (previously consented as Class B1(a)) office floorspace will remain.
- 5.3 All of the floorspace that comprises the second and third floors is proposed to change from Office (Class E, previously consented from Class B1(a)), to mixed education and office use (Sui Generis). The second-floor measures 632 sqm and the third-floor measures 611 sqm.
- 5.4 The extent of the floorspace that would change use under this application is shown on the submitted drawings and in Appendix C. However, in summary the changes of use include:

Floor	Existing Use	Proposed Use
Ground Floor	Office (Class B1 (a)) and Cinema (D2)	Mixed Office and Cinema/Education Use (Sui Generis) together with incidental uses
First Floor	Office (Class B1 (a))	Mixed education and office use (Sui Generis)
Second Floor	Office (Class B1 (a))	Mixed education and office use (Sui Generis)
Third Floor	Office (Class B1 (a))	Mixed education and office use (Sui Generis)

Table 1. Existing and Proposed Uses

- 5.5 To confirm, this application does not involve any external changes to any of the building and the proposals solely involve the change of use of part of the ground floor, part of the first floor and all of the second and third floors of the building. Where

advertisement consent is required for signage, this will be sought in advance of occupation.

5.6 This application is accompanied by the following drawings:

- Existing Ground Floor Plan;
- Existing First Floor Plan;
- Existing Second Floor Plan;
- Existing Third Floor Plan;
- Proposed Ground Floor Plan;
- Proposed First Floor Plan;
- Proposed Second Floor Plan; and
- Proposed Third Floor Plan.

First, Second and Third Floors

5.7 A change of use at the Site would facilitate the continued growth of LFS as a globally recognised institution of creative excellence, respected for developing talent that has informed cinema on an international scale. The proposals would assist in modernising the school, through the creation of a dedicated film production hub comprising two industry-standard studios, a production design workshop, state-of-the-art sound-proof, sound recording and post-production facilities, co-working spaces, and flexible teaching, meeting and office accommodation, for use by LFS. The proposed changes will enable LFS to build on its globally recognised strengths and support the development of the next generation of filmmaking talent.

5.8 Approximately three quarters of the first floor seeks a change of use into mixed education and office use (Sui Generis); the remaining quarter of space will continue to operate as office space. The second and third floors seek a change of use into mixed education and office use (Sui Generis). Approximately one third of this floorspace on the second floor will be used as ancillary office space attached to the LFS.

- 5.9 Crucially, there is greater scope for accessibility to be improved for disabled users, compared to the School's current premises in Shelton Street. LFS's current facilities suffer from significant access restrictions due to the age, and condition of the premises. The building is also Grade II listed, which presents a significant barrier with regards to gaining consent for external alterations. There is currently one lift within the building and the main entrance is not step-free and is narrow (See Image 1 below).



Figure 1. Current LFS main entrance



Figure 2. Main entrance at 39-41 Parker Street

5.10 Overall, less interventions are required to make the building at Parker Street more accessible for disabled users than the current premises at Shelton Street.

Ground Floor

- 5.11 The Garden Cinema intends to bring forward a third screen, located in the north-west corner of the ground floor (refer to Proposed Ground Floor Plan), as part of these proposals. This would be facilitated by the change of 68.9m² of Class E floorspace within part of the ground floor, to mixed use comprising office and cinema/education use (Sui Generis).
- 5.12 The Garden Cinema has been operating harmoniously in the neighbourhood, in accordance with planning permission (ref: 2013/3792/P) screening independent films to the public and being available for private hire, without objection since March 2022, and as result, seeks to introduce an additional screen to be used flexibly as office space for those working in the film industry, education space by the LFS for student screenings and as a Cinema for screenings for The Garden Cinema.
- 5.13 This proposal would facilitate a partnership between LFS and The Garden Cinema to enable the delivery of enhanced training opportunities for LFS students through access to The Garden Cinema's premium cinema screens and opportunities to

showcase their work to the local community. LFS will also be able to expand its world-class education offering across postgraduate, skills-based short courses, and their already-established community and schools outreach programmes (such as hosting industry-led talks and masterclasses), using the premium screen on the ground floor.

- 5.14 Further information about LFS, including information on their course offering and the general operation of the School can be found within the LFS MA Course Brochure, the Operational Management Plan and the Draft Employment and Training Strategy that have been submitted alongside this application.

6. PLANNING POLICY FRAMEWORK AND OVERVIEW

- 6.1 This section of the Planning Statement sets out the national, regional and local planning policy context relevant to the determination of the Application.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy and Guidance

- 6.3 The National Planning Policy Framework (NPPF) provides planning policy guidance at a national level and is a material consideration in the determination of planning applications. An updated version of the NPPF was published in July 2021. The NPPF sets out the Government's approach to planning matters and is a material consideration in the determination of planning applications.
- 6.4 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF establishes overarching principles of the planning system, including the requirement for decision taking to support "approving development proposals that accord with the development plan without delay".
- 6.5 NPPF emphasises the effective use of land and to make as much use as possible of previously developed or brownfield land (Paragraph 119). It highlights the importance of achieving well designed places which have a clear design vision and expectation (Paragraph 126). Planning policies and decisions should ensure that developments are visually attractive and of good architectural standard (Paragraph 130).

Statutory Development Plan

- 6.6 The Site is located within the administrative boundary of LBC. Relevant statutory development plan documents at the time of submission, for the purposes of Section 38 (6) above, comprise:
- The London Plan (2021); and
 - The Camden Local Plan (2017).

- 6.7 Policies contained within the above documents are referred to throughout Section 7 (Planning Policy Assessment) and are considered throughout the technical reports that form part of the Application.
- 6.8 The site has the following policy designations in the Development Plan:
- Central Activities Zone (CAZ);
 - Local Plan Central London Area;
 - Archaeological Priority Area and
 - Seven Dials Conservation Area (Covent Garden)
- 6.9 The site is located in a Flood Zone 1 meaning it has a low probability of flooding.

Other Key Policy Guidance Documents

National

- 6.10 The National Planning Practice Guidance (NPPG) was published in March 2014, and last updated by the Government in July 2021, and sits alongside the NPPF. The NPPG adds further context to the NPPF and should be read together.
- 6.11 Other key national guidance relevant to the proposal includes:

Regional

- 6.12 The GLA has also produced a number of Supplementary Planning Guidance (SPGs) documents which amplify London Plan policies; those relevant to the Proposed Development include but are not limited to:
- Accessible London: Achieving an Inclusive Environment (2014);
 - Planning for Equality and Diversity in London (2007)
 - Character and Context SPG (2014);
 - Social Infrastructure SPG (2015);
 - Sustainable Design and Construction SPG (2014);
 - Sustainable Transport, Walking and Cycling (2022);
 - Central Activities Zone (2016)
 - Social Infrastructure (2015)
 - Town Centres (2014)

- Optimising Site Capacity: A Design-led Approach LPG (2023)

6.13 Additionally, the following GLA draft/consultation guidance has been had in mind:

- Draft GLA Fire Safety Guidance (2021)

Local

6.14 LBC has also published several SPGs and Camden Planning Guidance documents (CPGs) which provide further information on the implementation of adopted policies, including:

- Access for All (2019);
- Amenity CPG (2021);
- Community Uses, leisure and pubs (2021);
- Design CPG (2021);
- Employment Sites & Business Premises CPG (2021);
- Energy Efficiency and Adaption (2021);
- Town Centres and Retail (2021); and
- Transport (2021).

6.15 The Seven Dials Conservation Area Statement has also been considered.

Emerging Local Plan

6.16 LBC are currently reviewing their adopted Local Plan and held a call for views from 4th November 2022 to 13 January 2023. A draft version of the Site Allocations Plan has been subject to public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

6.17 Although the new Site Allocations Local Plan will not form part of the development plan until it is adopted, it will form a material consideration in planning decisions during its preparation. The weight to be given to an emerging plan is a matter for the Council as decision maker, with plans gaining more weight as they progress through the process towards adoption.

6.18 The new Local Plan is anticipated for adoption in the Summer of 2025.

7. PLANNING POLICY ASSESSMENT

- 7.1 The purpose of this Section is to identify the key national, regional and local planning policy and provide an evaluation of the Proposed Development against this. An analysis of the key policies and tests is included in the relevant sections. Specialist guidance has also been considered in assessing the impacts of the Proposed Development through other supporting documents.
- 7.2 This section provides an evaluation of the Proposed Development against relevant planning policy and guidance in respect of the following key policy areas relevant to the scheme:
- Principle of Development – Change of Use
 - Land use
 - Education Use
 - Loss of Office
 - Noise
 - Transport
 - Employment and Training

Principle of Development – Change of Use

- 7.3 At paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 7.4 At paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takers to approve applications that accord with the Development Plan without delay.
- 7.5 London Plan (hereafter referred to as 'LP') Good Growth Principle GG2 states that those involved in planning and development must enable the development of previously developed and underutilised sites and prioritise sites which are well-connected by existing or planned public transport. The Site comprises an existing building located nearby public transport and, therefore, representing an excellent development opportunity, which should be maximised in accordance with the objectives of planning policy at all levels.
- 7.6 At a Local Plan level, Policy G1 from Camden Local Plan 2017 (hereafter referred to as 'CLP') states that the delivery of growth will be achieved by securing high quality

development and promoting efficient use of land and buildings. Development that makes best use of its site considering various conditions that are relevant to the site and resist inefficient use of the limited land in the area is supported.

- 7.7 National, regional, and local policy seeks to optimise the potential of existing and underutilised sites such as the Site to deliver high-quality, high density mixed-use development. The Proposed Development would support these principles by making optimal use of an existing building in a highly accessible location and will provide a significant number of educational and employment benefits for LBC.
- 7.8 The principle of a change of use at the Site therefore accords with the central theme of policy which seeks to deliver sustainable growth and is compliant with the Government's overarching objectives for sustainable growth, specifically paragraphs 7 and 11 of the NPPF and London Plan good growth principle GG2.
- 7.9 A change of use at the Site will make effective use of a currently underutilised site that in turn will contribute to the sustainability, vitality and diversification of the area, as well as contribute to LBC's economic growth.
- 7.10 Considering the above, the Proposed Development is supported by current and emerging planning policy and guidance.

Principle of Development – Land Use

Education Use

- 7.11 The LP and the CLP both set overarching objectives to use development to increase educational opportunities and widen educational choice for all Londoners.
- 7.12 Policy E8 (Part E) of the LP promotes the development of further education providers across London and recognises that educational uses have an important role to play in supporting social mobility. Similarly, Policy SD4 of the LP highlights the importance of the Central Activities Zone (hereinafter referred to as the 'CAZ') in being the vibrant heart and globally iconic core of London. The Central Activities Zone SPG lists the key strategic functions of the CAZ, of which being home to centres of excellence for higher and further education is one. Arts, culture, leisure and entertainment uses are also supported within the CAZ.
- 7.13 LFS is a world-leading specialist film school named as one of the top 15 international film schools in 2021¹ that boasts a world-class education offering across

¹ <https://www.hollywoodreporter.com/movies/movie-news/2021-best-international-film-schools-1234995133/>

postgraduate, skills-based short courses, alongside an already-established community and schools outreach programme. The proposals would assist in modernising the school, help to build on its globally recognised strengths and support the development of the next generation of filmmaking talent.

- 7.14 At a local level, Policy E1 of the CLP supports the development of Camden’s education sector, and outlines Camden’s aspirations for residents to benefit from the employment opportunities created by Camden’s economic success, including through the presence of educational establishments, such as LFS.
- 7.15 Similarly, Policy E1 also outlines that the Council is seeking to promote a number of growth sectors whereby the conditions for growth, to provide the needed jobs and other facilities for residents and businesses in the borough, are established.
- 7.16 The creative industries is one of these growth sectors; Camden recognises the contribution that the creative industries make to the character and vitality of the borough and already have a number of initiatives to develop and support Camden’s creative economy.
- 7.17 LFS directly employs more than 60 full time employees plus more than 150 high-level industry professionals as visiting lecturers across the year. London Film School seeks to increase their employment impact, alongside this move into LBC, through creating ten new apprenticeships across academic departments, technical departments, and within other professional service departments (e.g., digital marketing).
- 7.18 The Creative and Cultural Industries Research Report and Action Plan 2009 found that these types of businesses create around 40,000 jobs and have an annual gross turnover of about £1 billion in Camden.
- 7.19 It is an incredible time to offer opportunities within the creative industries to local people; The UK film sector is experiencing an unprecedented boom, with a record £5.6 billion spent on production in the UK in 2021, and 20 new studio sites in the pipeline.
- 7.20 By 2025 the UK is predicated to have more studio space than Los Angeles. However, behind the runaway success of the UK production industry there lies a stark challenge; professional skills across the production sector are sorely lacking and in soaring demand. According to one analysis, the UK industry will be lacking 40,000 workers to crew productions by 2025.

- 7.21 LFS is well-placed to help train local talent and crew to take advantage of the chronic shortages in this booming and dynamic sector and relocating to Parker Street will assist in facilitating this plan.
- 7.22 Similarly, CLP Policy E2 also supports the redevelopment of sites where the scheme would increase training and employment opportunities, on-site, to provide Camden residents with the skills they need to fill jobs both locally and further afield. Camden outlines that they will seek to work with partners to reduce inequality through training and apprenticeship schemes managed by businesses, higher education institutions and the third sector aspires.
- 7.23 London Film School will seek to continue to work alongside Camden to further develop the established initiatives already in place, such as Camden STEAM. These opportunities, such as participation in Camden's STEAM program, providing industry apprenticeships and 'boot camps' in filmmaking, were discussed during an introductory meeting with Kate Gibbs (Head of Inclusive Economy at LBC) and Zerritha Brown (Head of Culture at London Borough Camden) on 20th January 2023 and were all very well received. London Film School also seeks to improved access to master's courses to Camden residents, through the creation of bursaries and scholarships.
- 7.24 London Film School also currently hosts filmmaking workshops for primary and secondary schools to develop filmmaking and related skills to facilitate entry into the industry. The school ran a filmmaking club with the Frank Barnes School for Deaf Children, in Camden, in 2021, and currently hosts a free 'Film and Media Saturday Club', for 13–16-year-olds, where local students are invited to hone their filmmaking skills with professional filmmakers from the London Film School. The school plans to run this Club from their new home in Camden from January 2024.
- 7.25 Additionally, approximately 600 participants take part in over fifty professional training short courses aimed at those looking to upskill and/or enter the industry. These courses cover a full range of training needs across production, post-production, film business and distribution. The school seeks to introduce a pathway through which talented and skilled crew people are able to directly access industry connections and live opportunities on productions. A recent example includes a week-long Art Department course which saw 10 participants undertake production design, technical drawing, model-making and set-building classes. Three of those participants were subsequently chosen to take traineeships at Pinewood and were involved in the production of the latest James Bond blockbuster, No Time to Die.

- 7.26 LFS plans to build upon existing work with schools and colleges in Camden to develop outreach and career programmes to benefit young people in the borough. LFS has provided a Draft Employment and Training Strategy which further details the school's proposed approach to supporting LBC in achieving its aims and objectives in the fields of employability, skills development, and cultural development in light of the Proposed Development. By its very nature as a specialised film school there is a strong focus on employability after students graduate; LFS aims to produce graduates which are immediately ready for the world of work.
- 7.27 The aims and objectives of LFS are directly aligned with the aims of LP and CLP policies to increase educational opportunities through developments. The Proposed Development would facilitate the continued growth of LFS as a globally recognised institution of creative excellence, respected for developing talent that has informed cinema on an international scale, create employment opportunities within the creative industries growth sector and support the role and function of the Central Activities Zone.

Loss of office

- 7.28 Policy SD5 (Part G) of the LP provides that mixed- use development proposals should not lead to a net loss of office floorspace in any part of the CAZ unless there is no reasonable and demonstrable prospect of the site being used for offices.
- 7.29 Policy E1 of the CLP outlines that LBC will support Camden's industries by safeguarding existing employment sites and premises in the borough that meet the needs of industry and other employers. Similarly, Policy E2 of the CLP provides that development of business premises and sites for non-business use will be resisted unless it is demonstrated to the Council's satisfaction that the site or building is no longer suitable for its existing business use and that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time. LBC will consider higher intensity redevelopment of premises or sites that are suitable for continued business provided that the level of employment floorspace is increased or at least maintained and the scheme would increase employment opportunities for local residents, including training and apprenticeships.
- 7.30 The proposals would result in the change of use of 1721.6 m² (GIA) of vacant employment floorspace on the ground, first, second and third floors of the Site. However, the same amount of floorspace is re-provided as mixed office and cinema/education use together with incidental uses, on part of the ground floor, and mixed office and education use on the upper three floors. A table detailing the full

breakdown of the existing and proposed floorspace, and its use class is appended to this Planning Statement (Appendix C).

- 7.31 The Employment Sites and Business Premises Camden Planning Guidance (hereafter referred to as 'CPG') document outlines that in order to aid diversity of business types and secure suitable premises for future businesses, the Council will take into account whether existing premises provide a range of unit sizes particularly suitability for smaller businesses. The CPG states that LBC will look less favourably on the loss of premises that provide a range of unit sizes (unless a range of unit sizes is re-provided). Additionally, the Local Plan highlights how Camden's cultural and creative offering relies on the availability of small affordable accommodation such as studios and workshops. The mixed-use nature of this application will facilitate this offering in the borough.
- 7.32 The existing Site currently comprises vacant, fully open plan office floorspace that does not offer a range of employment spaces of unit sizes. This is detailed on the existing floor plans submitted with this application.
- 7.33 The Proposed Development seeks to provide flexible, co-working spaces that would facilitate a mixture of hot-desking provision, cellular offices of a range of sizes and light industrial workshops and film-making studios and co-making spaces, with shared access to equipment and resources. This offering will also be enhanced through the introduction of a third screen in The Garden Cinema, where the facilities will be available for private hire. Further detail of the internal configuration provided by the Proposed Development can be found in the proposed floor plans, submitted with this application.
- 7.34 The principle of this floorspace composition, which can easily be reverted to office use, is supported by CLP Policies E1 and E2 and within the CLP Employment Sites & Business Premises CPG.
- 7.35 Furthermore, LBC outlines that where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use and outline why alternative schemes were deemed inappropriate. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. A marketing exercise has been undertaken and a Marketing Statement provided by Monmouth Dean concluded that any change of use at Parker Street will not result in a loss to the office market, which is suffering an abundance of availability.
- 7.36 Due to competition for future proofed projects and ESG credentials, prime offices are still letting reasonably well, with the average prime rent in London submarkets rising

by 4%, compared to overall 2022 figures. In addition, due to economic factors and the move to working from home, the number of available units in the Covent Garden is the highest we have seen since 2008.

- 7.37 Monmouth Dean report that occupiers now want Category A accommodation, and it is now being seen by landlords as the norm when offering space to the market. Anything less than top Grade A space and not in prime location such as fringe Covent Garden, are either not letting or the commercial terms are poor. Overall conditions remain tough with vacancy running at c.8% which is a 15 year high, compared to the previous average of 5%.
- 7.38 The existing accommodation at 39-41 Parker Street is not of sufficient standard in today's market to attract occupiers. In addition, the property is also compromised by its fringe location, which will all have an impact in securing any office occupiers.
- 7.39 The full Marketing statement is provided at Appendix D.
- 7.40 It must also be recognised that given the immediate space requisites of the LFS, it would not be practical to market the building for two years as the LFS need is immediate. Our case, in essence, is that the proposed use accords with the strategic employment objectives of LBC, would generate accessible employment and would not result in a total and finite loss of office for this site.
- 7.41 Noting the above, the Proposed Development will facilitate the provision of enhanced, flexible co-working spaces, workshops and meeting rooms that could easily be used by businesses, in the future. The site will therefore remain employment led; LFS's proposed floorplans correlates with the aims of LP and CLP policies to protect office floorspace in LBC.

Recent amendments to the Use Classes Order

- 7.42 The existing floorspace that falls within the scope of this application (part ground, part first and all of the second and third floors) now falls with Class E of the amended Use Classes Order (as introduced by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020). Consequently, the landlord could change the use of this floorspace to a non-employment use, such as a gym, a medical centre or a nursery, without the need for planning permission or any form of prior notification to the local planning authority.
- 7.43 Case law has established that the fallback position is a material consideration to be given weight in the determination of planning applications, the degree of materiality

being based on whether there is a 'real prospect' of the alternative scheme taking place. In the case Mansell v Tonbridge & Malling BC [2017], it was confirmed that for a prospect to be a 'real prospect' it does not have to be probable or likely; instead, a possibility will suffice. This has been reinforced in several recent appeal decisions.

- 7.44 In this instance, there a real prospect that a non-employment operator could express an interest in the site particularly given uncertainty in the office market. The landlord would be able to accept such an offer without any notification to the local planning authority, meaning that the floorspace would be 'lost' regardless. This fallback position should be given considerable weight when applying the Council's policies on loss of employment use.

Conclusions surrounding land use

- 7.45 The benefits associated with the Proposed Development, comprising mixed office and cinema/education use (Sui Generis) together with incidental uses within part of the ground floor and mixed office and educational use (Sui Generis) within the upper three floors, outweigh the perceived loss of employment space.
- 7.46 Additionally, the recent introduction of Class E has provided the operator with a strong fallback position which should be afforded weight in the decision-making process. In summary, the proposal is considered acceptable in land use terms.
- 7.47 The proposed use of the site, for mixed use comprising majority office and higher education uses is, on balance, compliant with policies in the Development Plan.

Noise

- 7.48 Policy D14 of the Publication London Plan provides that development proposals should avoid significant adverse noise impacts on health and quality of life.
- 7.49 This is reflected at local level by Policy A4 of the CLP, which requires development to protect the amenity of new and existing buildings and their neighbouring occupants.
- 7.50 The nearest residential properties to the site are located at 25-37 Parker Street, to the south of the site and at Macklin Street to the northwest of the site.
- 7.51 These are the only residential properties that could reasonably be said to be affected by a change of use at 39-41 Parker Street.
- 7.52 The school's typical on-site activities include lectures, screenings, filming, and post-production (editing). These are all activities that require a quiet environment within

which to work. Screenings, filming activity, and post-production will all take place in bespoke spaces (a cinema, studios, and post-production booths) built with acoustic separation and noise reduction in mind. This is to minimise noise both internally and any potential noise impact on surrounding areas. Operation with regard to noise will not be dissimilar to that of the current office use.

- 7.53 London Film School have been operating in their current facilities in Shelton Street without any neighbouring objections surrounding amenity, since the late 1960s. Additionally, the School operates between the hours of 9:30 am – 5:30pm; these hours reflect that of a building in office use. Occasionally, the school hosts evening masterclasses and screenings which typically finish no later than 8pm and neighbours are made aware of these events, in advance. The presence of London Film School will enhance an area which has been associated with the creative industries since the 18th Century, without impacting residential amenity.
- 7.54 Starting at the end of September, there are three terms in an academic year each 13 weeks long with a break in-between (September - December, January – April, May – July). During the 39 weeks of term time, teaching hours commence at 10:00 and cease at 17.00, at which point there will be no large groups of students on site and no organised teaching activities.
- 7.55 The building will be open for independent study from 0800 and 2300 (excluding bank holidays) from Monday to Sunday.
- 7.56 The numbers of students on site at any given time (maximum 300) will not be materially different to the number of employees that could occupy the site when the office space is operating at maximum capacity. Within term time, between Monday and Friday the typical number of students onsite is 125.
- 7.57 In addition to the above restrictions, the premises will be carefully managed by LFS, who will implement their thorough Operational Management Plan (submitted alongside this application) to deal with student behaviour, including measures prohibiting smoking on the site and congregation outside the premises.
- 7.58 A noise survey, undertaken by Soundbuild in July 2023, was conducted on the Site to obtain the ambient noise climate around site and the operational noise levels of the existing cinema.
- 7.59 The noise survey assessed: the potential noise impacts of the newly proposed ground floor cinema sound system on nearby Noise Sensitive Receptors (NSRs); the noise impact of newly proposed plant on NSRs; and the suitability of the Proposed Development – associated with the external noise break in for new occupants.

- 7.60 The noise survey considered these impacts and compared them with the existing operational noise levels.
- 7.61 The Entertainment Noise subsection of Appendix C of the CLP sets out the proposed noise criteria to assess newly introduced entertainment premises on nearby NSRs. The noise criteria are defined as a Noise Rating (NR) curve within habitable rooms and is to be measured as a 15-minute linear Leq at the octave band centre frequencies and is listed within Table 2:

Room	Noise rating curve	Design Period
Bedrooms	NR25	2300-0700
All habitable rooms	NR35	0700-2300

Table 2. Noise criteria for entertainment noise onto nearby NSRs

- 7.62 Therefore, if the noise level in NSRs from newly introduced operational noise is equal or less than the noise rating curves respective to the design period, the noise is considered to be at an acceptable level.
- 7.63 Preliminary calculations of the absolute levels in the closes NSR arising from the ground floor cinema have been carried out and indicate that the absolute noise levels set out in Table 2 are likely to be achieved with the proposed acoustic design strategy implemented.
- 7.64 It is understood that no new plant is being introduced at the Proposed Development, and that the existing Air Handling Unit (AHU) will supply and extract air to the newly proposed spaces. Assuming it remains at the same duty, the AHU is inherently part of the prevailing ambient noise climate and does not need to be assessed as a newly proposed fixed plant installation.
- 7.65 Based on the assumed façade sound insulation performance, and measured noise levels, the external noise break in is suitable for the new occupants.
- 7.66 Overall, it is considered that any noise and disturbance caused by the use would be minimal, and comparable to that currently associated with the use of the premises as an office space; the Noise Impact Assessment demonstrates that the development can achieve the noise criteria set out in Policy A4 of the CLP.
- 7.67 As there are no external alterations proposed as part of this application, there are no impacts on any surrounding properties in terms of loss of daylight, sunlight, outlook

or privacy. Overall, it is considered that the change of use would have minimal (or no) impact on residential amenity.

Transport

- 7.68 The NPPF supports opportunities through development to promote sustainable transport modes whilst having regard to transport considerations as an integral component of scheme design. A hierarchical approach of prioritising pedestrian and cycle movement within development, whilst addressing the needs of people with disabilities and ensuring efficient delivery of goods and access by service and emergency vehicles are achieved.
- 7.69 LP Policy T1 expects that development should make the most effective use of land reflecting its connectivity and accessibility and that development proposals should target 80% of all trips in London are to be made by foot, cycle or public transport by 2041. Policy T1 of the CLP provides that development should promote the provision of public transport and contribute towards improvements where future travel demands exceed capacity.
- 7.70 Policy T2 anticipates that the Proposed Development responds to Healthy Street indicators whilst Policy T4 (Part E) of LP provides that the cumulative impacts of development on public transport and the road network capacity including walking and cycling should be taken into account and mitigated. Barriers to cycling should be assisted through development (Policy T5) with cycle parking provision for all users of the Proposed Development. The minimum cycle parking standards are outlined in Table 10.2 of the LP. Camden Planning Guidance for Transport states that the Council will seek an additional 20% cycle parking provision above the London Plan requirements.
- 7.71 As the proposals relate to the change of use of the building, predominantly at upper levels, the ability to provide cycle parking, in accordance with standards, is limited.
- 7.72 Furthermore, it is understood that cycle parking demand at the existing school is low and at a level less than cycle parking standards require. As such, it is proposed that the London Film School will monitor demand and seek to dedicate storage areas, where possible, within the building as appropriate for staff. For students, similar provision will be explored, however, given the constraints of the site, it may be considered more appropriate to provide a contribution towards providing short-stay spaces in the local area.
- 7.73 In support of sustainable development objectives, car parking is expected to be restricted in line with levels of existing and future transport accessibility and

connectivity – car free development being the starting point whilst catering for disabled persons parking needs (LP Policy T6 and CLP T2).

- 7.74 Policy S1 (Part E) and Policy SD6 (Part J) direct of the LP provides that new social infrastructure facilities should be easily accessible by public transport, cycling and walking and should be encouraged in high streets and town centres, locating facilities in places that maximise footfall to surrounding town centre uses.
- 7.75 Policy S3 (Part B), which deals specifically with educational uses, provides that development proposals for education facilities should seek to locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling, link to existing footpath and cycle networks and locate facilities next to parks or green spaces where possible.
- 7.76 In accordance with policies LP T6, CLP T2, no car parking provision is proposed for the change of use. Given the high PTAL rating of the site (6b), staff and students will be expected to travel to the site using public transport, walking or cycling. No parking is proposed for those with disabilities, as there is no capacity to provide this either on or off the site.
- 7.77 LFS is not expected to generate a significant number of visitors to the site and there are several public cycle parking stands within a few minutes' walk and a Santander Cycle Hire station opposite the site.

Servicing

- 7.78 LP Policy T7 'Deliveries, Servicing and Construction', sets out that development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage and deliveries should be made off-street, with on-street loading bays only used where this is not possible.
- 7.79 Similarly, CLP Policy T4 'Sustainable movement of goods and materials' states that the Council will promote sustainable means of freight transport and seek to minimise the movement of goods and materials by road.
- 7.80 The building will be serviced as per the existing arrangements for the office building. Deliveries associated with the higher education use are likely to be less frequent than for the office use.
- 7.81 Where deliveries are required, they will occur as per the existing lawful use of the Site, with delivery vehicles stopping adjacent to the site on Parker Street using the stretch of yellow line markings.

- 7.82 Deliveries will be small, arriving by nothing larger than a light van and being taken into the building by hand or trolley.
- 7.83 A Transport Assessment and Travel Plan have prepared by Velocity and submitted as part of this application and provide a comprehensive review of the proposals and a robust assessment of the transportation effects.
- 7.84 In conclusion, the proposal would be car-free, located in an area with high public transport accessibility, and would be comparable in transport terms to the existing office use.
- 7.85 It is therefore considered that the change of use would have no adverse impacts on the transport network.

8. SECTION 106

- 8.1 The Applicant is expecting a Section 106 ('S106') Agreement to be agreed with LBC and that this will secure obligations, which are proposed to be refined during the planning application determination period.
- 8.2 It is anticipated that an appropriate package of S106 contributions and planning conditions will be discussed with Officers during the determination period for the planning application. The table below sets out how the provisions might be secured and identifies where direct in-kind provision could be made on site. Provisions set out below are provided without prejudice and have been prepared with reference to the Employment & Business Premises CPG and planning policies. Obligations and conditions are expected to apply on a phased basis, triggered for individual phases when that phase comes forward.
- 8.3 Draft Heads of Terms for the S106 agreement, are provided at Appendix E of this Planning Statement.

Topic	Summary of Policy Requirement	Provision from the Development	Mechanism
Employment			
Employment and Training Strategy	A development with floorspace greater than 1,000sq m (GIA or gross internal area), or where developments result in the loss or displacement of existing employment opportunities.	A framework Employment and Training Strategy has been included within this Planning Statement and is expected to be secured as a S106 obligation.	Direct provision secured as S106 obligation.

9. CONCLUSIONS

- 9.1 The Proposed Development at the Site, 39-41 Parker Street aligns with the strategic objectives of London and local planning policy and will help to facilitate equality of opportunity for all Londoners and is a suitable use in the Central Activities Zone.
- 9.2 A mixed-use permission comprising a 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), would provide greater flexibility for the Applicant with regards to the scope of the building's use now and into the future. As such, any perceived loss of office space should be considered acceptable.
- 9.3 The proposals would facilitate the effective re-use of this vacant office space, for occupation by a world-class institution. London Film School look forward to occupying the building in order to bring forward the opportunity to capture the significant employment, training and cultural offer associated with the use, for LBC. The Applicant is keen to work with LBC in continuing to produce an Employment and Training Strategy to continue their outreach and community program.
- 9.4 The use would have no material impact in terms of land use, neighbouring amenity, transport or servicing and broadly comparable with the office use which previously operated on the site.
- 9.5 This Planning Statement considers that the Proposed Development is in accordance with the Development Plan when considered as a whole, and material considerations (including the fallback position) including national planning policy. The scheme as a whole represents an exemplary form of sustainable development and will deliver transformative public benefits as identified in this Planning Statement. On this basis, we consider that the Proposed Development merits the granting of Planning Permission.

10. APPENDICES

APPENDIX A - London Film School MA Course Brochure



LONDON FILM SCHOOL MASTER'S DEGREE PROGRAMMES



MA FILMMAKING / MA SCREENWRITING / MA INTERNATIONAL FILM BUSINESS

LONDON
FILM SCHOOL
— lfs.org.uk —



4	The School
6	Philosophy
8	Studying Film In London
10	Alumni
12	The Courses
14	MA Filmmaking
16	MA Screenwriting
18	MA International Film Business
20	LFS Workshops
22	Join Us
26	Keep In Touch & Visit Us

THE SCHOOL

Photo Credit: Katie Garner

LONDON FILM SCHOOL

Here in our central London home, the story of film has unravelled throughout six decades: the pull of celluloid; the emergence and push of a digital world.

Across the past 65 years, our student population has travelled from all corners of the globe. Currently, over 60% of our students are international, threading the inevitable learning opportunities gifted by cultural diversity through UK film heritage.

Together, this creates a special learning experience, one where each student develops their creative voice and becomes a talent sought after by the film industry.

Our MA programmes in Filmmaking, Screenwriting and International Film Business are recognised as industry standard; a level of professionalism that a diverse range of well-known alumni have benefited from. London Film School is a place to shape and sharpen your craft, where you'll be immersed in an atmosphere that helps you discover your own talent and potential. We hope you consider joining us as a student.

LONDON FILM SCHOOL

At the heart of our teaching method beats individual creativity.

For a film to resonate, for its voice to be heard loud and clear, we believe it is vital to experiment – to understand and boldly challenge how things have always been done, so that we continue to flourish and fuse with our audiences.

Feeding this approach, indeed shaping the future of film, are our teachers, maintaining a dynamic dialogue with UK and global screen industries, bringing their experiences back to LFS. This ethos, philosophy and passion for teaching has seen LFS be awarded as one of the world's Top International Film Schools by The Hollywood Reporter and Variety alike.

Film matters. It transports us to places and states of mind we might not have otherwise visited and, in a world of disconnect and miscommunication, we need film now more than ever.

PHILOSOPHY

Typhoon

Director – Yining Di
DoP – Kai Yu

STUDYING FILM IN LONDON

Photo Credit: Cat Garcia

Based in the heart of Covent Garden, central London, our two main building; Shelton Street and Long Acre are a short walk from West End cinemas, theatres, the Royal Opera House, the National Gallery, the British Museum, the British Film Institute Library, BFI Southbank, Tate Modern, and so much more.

Of course, a tremendous benefit to studying in London are the thousands of locations, people and stories that feature in screenplays and documentary treatments for our film and script exercises. Inspiration can be found in every corner of London.

There is an infinite number of informal groups, events, and networking opportunities across the city, too, to take advantage of – often hosted by our own team in our curated event programme.

The film industries of almost every country in the world are liberally sprinkled with graduates of London Film School. A small selection include:

Alumni

Koby Adom

- Noughts & Crosses
- Top Boy

Brad Anderson

- The Wire
- The Machinist

Tak Fujimoto

- The Silence Of The Lambs
- Gladiator
- The Sixth Sense

Ann Hui

- The Golden Era
- A Simple Life

Danny Huston

- Succession
- 21 Grams
- Children of Men
- X-Men Origins: Wolverine

Duncan Jones

- Moon
- Source Code
- Warcraft: The Beginning

Mike Leigh

- Mr Turner
- Vera Drake
- Peterloo

Robert Leighton

- A Few Good Men
- When Harry Met Sally
- Now You See Me

Yorgos Mavropsaridis

- The Favourite
- The Lobster

Hauke Richter

- Black Mirror
- Game Of Thrones

Franc Roddam

- Quadrophenia
- Masterchef

Elísabet Ronaldsdóttir

- Atomic Blonde
- John Wick
- Deadpool 2
- Shang-Chi and the Legend of the Ten Rings
- Bullet Train

Roger Pratt

- Harry Potter And The Goblet Of Fire
- Twelve Monkeys
- Brazil

Carla Simón

- Summer 1993
- Alcarràs

Iain Smith

- Children Of Men
- Mad Max: Fury Road
- Gold Mountain

Gale Tattersall

- House
- Grace And Frankie
- Boardwalk Empire
- Isle Of Dogs

Jo Willems

- Red Sparrow
- The Hunger Games: Mockingjay
- American Gods

Erik Alexander Wilson

- Paddington
- The Dark Crystal: Age Of Resistance
- Doctor Who

THE COURSES

Isha

Director — Christopher Manning
DoP — Simona Susnea

Clear comprehension of the whole filmmaking process is crucial – this is where memorable voices are created.

Filmmaking is a collaborative endeavour, not the product of any single individual. Our practical two-year MA Filmmaking programme sees our students engage in all disciplines and experience a full, thorough education.

The opportunity to develop a full-length feature film screenplay, with individual mentoring and guidance from industry professionals, is found in our one-year MA Screenwriting course.

Students are also given the opportunity to pitch to industry and work with our filmmaking students to produce short films throughout the year.

The media landscape constantly shifts, and the need to understand digital strategies and funding models is addressed by our MA International Film Business students.

With modules in world cinema and international finance students prepare for programming, exhibition and distribution careers.

Across all LFS courses, technical skills and performance are studied rigorously, equipping students with the means to develop distinctive profiles in the film industry and a competitive edge for outstanding employment trajectories.

An intensive and non-specialist two-year course, MA Filmmaking trains its students across a full range of skills to a professional level.

Our graduates leave LFS with a portfolio of directing, cinematography, editing, producing and sound credits on at least 10 films – usually many more. Learning is based around short film production in a working unit. Each term, film exercises become more technically sophisticated, more considered, and more complex in their ambition. We specify the skill base for each exercise and provide the equipment required to train students in each craft skill – there is no film career that would not be greatly enriched by an active practical knowledge of other specialisations.

Students make all aesthetic decisions while solving problems often faced by professional units, as work is constantly assessed and critiqued. All students learn important filmmaking skills and practice them in a working unit. This allows our students to stand out from their future professional colleagues, who may only have graduated with a single specialisation.

LFS students enjoy a small, close-knit community in a creative atmosphere. Over 180 films and exercises are produced per year, and many of our students have their work screened at over 250 film festivals across the world, including Cannes, Berlinale, TIFF, Sundance, Austin, Locarno, Busan, Moscow, and London Film Festival, and win multiple prizes including the prestigious Palme d'Or in Cannes, Academy Awards, and Teddy at the Berlinale.



MA FILMMAKING

Filipiñana

Director — Rafael Manuel
DoP — Xenia Guenther

MA SCREENWRITING

Photo Credit: Franco Volpi

The MA Screenwriting programme is an intensive one-year course. The focus is placed on the development of an individual voice, while embedding professional practice to enhance employability prospects. Writing on this course is situated within collaborative, industrial, historical and cultural contexts. Students explore aesthetic issues in class, discuss screenplays, and are encouraged to read a range of film theories, all supported by workshops introducing creative writing exercises through to pitching to the market with confidence. While creative work flourishes, students also produce a Work & Research Journal.

This MA course underlines our belief that analytical, reflective filmmakers are better prepared to navigate – and to exploit revealed opportunities – within the film industry by confronting challenges and concerns. Furthermore, there will be opportunities to work with our MA Filmmaking students – screenwriting is filmmaking, after all. MA Screenwriting is accredited by ScreenSkills and embeds professional practice and industry involvement in the course, whilst developing screenwriters' entrepreneurial capacities and enhancing employability.

LFS welcomes applications from creative, entrepreneurial, resilient writers who are committed to writing professionally for the screen – writers who may have built their backstory in another medium, those who wish to burnish current credentials, or filmmakers who wish to learn about screenwriting.

MA International Film Business (MAIFB) is where film production and market expertise collide with exceptional research, film culture and history, providing students with key business tools and the contacts required to build a successful career in film. The course unites London Film School, the world's first international school of film technique, with the University of Exeter's Film Department and Business School. Unlike other courses available to students, this master's degree explores the entire film business, embracing UK and world cinema, non-Hollywood independent film production, finance, sales, distribution and marketing, alongside programming, exhibition and digital strategies for the future of film.

Taught in London and Exeter, the MAIFB includes industry mentoring, supported by an advisory committee of leading UK and European film industry professionals and the potential to work on an LFS graduation film as a producer.

Our ambition is to train a new generation of innovative producers and executives for the film industry beyond Hollywood. By analysing the horizontal and vertical structures that shape the film industry, in tandem with changing patterns of users and digital technology, this course explores both the existing international film industry while embracing contemporary disruption and restructuring.



MA INTERNATIONAL FILM BUSINESS

Photo Credit: Zeta SpyraKI

LFS WORKSHOPS

Bastard

Director — Mohsun Guliyev
DoP — Miguel Montoya

LFS Workshops offer a selection of evening, weekend and short professional development courses, with an emphasis on practical, hands-on, intensive learning experiences.

All courses are developed by leading practitioners and offer the opportunity to professionally study in the centre of London's Covent Garden or online, in one of our virtual classrooms.

Across this carefully curated programme, we aim to bring the best of LFS' expertise and training to a wider audience, from new entrants through to advanced professionals within the industry.

With an emphasis on practical and intensive learning experiences, we pride ourselves on offering the highest quality training delivered by industry experts, across a range of subjects relevant to filmmaking and screenwriting today. To find out more about workshops, LFS Live, our summer schools and short courses, visit our website or contact us via workshops@lfs.org.uk.

We welcome applications from a wide variety of candidates who can demonstrate their passion for film and meet our minimum academic and/or professional requirements. LFS, as indeed London as a whole, is home to a diverse student population.

Our students join us from all walks of life and a range of backgrounds, differing in age, ethnicity, sexual orientation, gender, political opinion, or religious belief. What matters to us, is finding those with a passion for film and the creative talent to become the next generation of filmmakers.

Our Admissions process is rigorous to meet the above, and our entry requirements are set individually per each course. For information on how to apply, and for what is required, please visit our website lfs.org.uk.

JOIN US

Three Centimetres

Director — Larar Zeidan
DoP — Pierfrancesco Cioffi



10x10ft

Director — Dhruv Tripathi
DoP — Cameron Ward



Third Solar Term

Director — Zhanfei Song
DoP — Tong Liu



Braids On A Bald Head

Director — Ishaya Bako
DoP — Clarence A. Peters



after a room

Director — Naomi Pacifique
DoP — Xenia Patricia



Calladita




Director — Miguel Faus
DoP — Robert C Carrera

If you would like to learn more, or have any questions, we have plenty of opportunities to find out more.

You can contact us at admissions@lfs.org.uk if your query relates to the application process or entry requirements.

You can also sign up to our newsletter for the most up-to-date news from across the school, lfs.org.uk/signup or view our [Global Names for Alumni updates](#)

You can also:

- Email admissions@lfs.org.uk
- Call [020 7836 9642](tel:02078369642)
-  [@lfsorguk](https://twitter.com/lfsorguk)
-  [@thelondonfilmschool](https://www.instagram.com/thelondonfilmschool)
-  [/thelondonfilmschool](https://www.facebook.com/thelondonfilmschool)

Thank you for considering London Film School
– we hope to welcome you to the LFS Community very soon.

The MA Filmmaking and MA Screenwriting programmes are validated by the University of Warwick. Our MA Screenwriting programme has received accreditation by ScreenSkills, known as ScreenSkills Select.

The MA International Film Business is validated by the University of Exeter. London Film School is a member of CILECT and GEECT and has been accepted onto the OfS Register of English higher education providers.

The information contained in this brochure is correct at the time of publication (October 2022). However, we reserve the right to make any necessary changes.

London Film School
24 Shelton Street
London, WC2H 9UB

Design details: Rabbithole

London Film School
24 Shelton Street
London, WC2H 9UB

lfs.org.uk
admissions@lfs.org.uk
020 7836 9642

MA FILMMAKING / MA SCREENWRITING / MA INTERNATIONAL FILM BUSINESS



LONDON
FILM SCHOOL
lfs.org.uk

Photo Credit: Xenia Guenther

APPENDIX B – LETTER TO NEIGHBOURS AND KEY LOCAL STAKEHOLDERS



Dear Neighbour,

I'm writing to you today on behalf of London Film School (LFS) to update you on our plans 39-41 Parker Street, WC2B 5PQ.

LFS is planning on moving into 39-41 Parker Street (previously occupied by Chambers and Partners) and as such the building will require a change of use through the council's planning department to make it suitable for an educational facility.

The impact to our new neighbours will be minimal, however should you require further information please visit www.lfs.org.uk/parker-street. If you would like to discuss our proposals in further detail please email parkerstreet@lfs.org.uk to set up a call.

I look forward to working with you in the future.

Kind regards,

Dan Lawson
Deputy Director and Chief Operating Officer
London Film School

London Film School

The London Film School is one of the world's leading postgraduate film institutions, offering MA, PhD and Workshops programmes in filmmaking and screenwriting.

Please scan the QR code to be taken to the website – thanks!



APPENDIX C – EXISTING AND PROPOSED AREAS (IN GIA AND GEA)

Change of Use – London Film School
Existing and Proposed Areas (in GIA and GEA)

Floor	Existing Use	Use Class	Existing (GIA sqm)	Existing (GEA sqm)	Proposed Use
Ground Floor	Office (within scope of this application)	Class B1 (a)	68.9	84.4	Mixed office and cinema/education use (Sui Generis)
	Office (out of scope of this application)	Class B1(a)	595.4	651.2	Remains unchanged
	Cinema (out of scope of this application)	Class D2	52	65	Remains unchanged
First Floor	Office (within scope of this application)	Class B1 (a)	409.7	440.0	Mixed office/education (Sui Generis)
	Office (out of scope of this application)	Class B1 (a)	224.6	253.8	Remains unchanged
Second Floor	Office	Class B1 (a)	632	688	Mixed office/education (Sui Generis)
Third Floor	Office	Class B1 (a)	611	667	Mixed office/education (Sui Generis)

APPENDIX D – MARKETING STATEMENT

Ref: PD

Mr D Lawson
London Film School
24 Shelton Street
London
WC2H 9UB

31st July 2023

By Email only

Dear Dan

Re: Covent Garden office space

Further to our recent conversation we would like to provide our views on loss of office space in the Covent Garden

Monmouth Dean

The company has been established for over 13 years and specialises in office agency, dealing with the submarket of Soho, Fitzrovia, Covent Garden and Midtown.

We act for numerous landlord and tenants in the area and I have been dealing with commercial agency in Covent Garden for over 20 years

Market Conditions:

Due to competition for future proofed projects and ESG credentials, prime office are still letting reasonable well. With the average prime rent in London submarkets rising by 4%, compared to overall 2022 figures. What is becoming the trend, is for occupiers wanting Cat A accommodation which is now being seen by landlords as the norm when offering space to the market. Anything less than top Grade A space and not in prime location such as fringe Covent Garden, are either not letting or the commercial terms are poor. Overall conditions remain tough with vacancy running at c.8% which is a 15 year high, compared to the previous average of 5%.

Current availability

Due to economic factors and the move to WFH the number of available units in the Covent Garden is the highest we have seen since 2008.

We attach to this letter a schedule of currently available units, which in providing similar floor plates number 104 individual properties offering over approximately 200 lettable units.

These number are similar to the availability the adjoining submarkets of Holborn and Bloomsbury, which add the overall availability.

39-41 Parker Street

Parker Street provides accommodation that is not of sufficient standard in today's market to attract occupiers. In addition, the property is also compromised by its fringe location, which will all have an impact in securing any office occupiers.

Conclusion

Any change of use of offices in secondary location such as Parker Street is no loss to the office market that is suffering an abundance of availability,

If you require any further information or wish to discuss this in further detail, please do not hesitate to contact me directly.

Yours sincerely,



Paul Dart MRICS

Address	Size From (sq ft)	Size To (sq ft)	Rent From (sq ft)	Rent To (sq ft)	Service Charge (sq ft)	Rates Payable (sq ft)	Estate Charge (sq ft)	Total Charge (sq ft)	Total Charge (per month)	Demise	Postcode	Area	Summary	Notes
14 Upper St. Martin's Lane, London	3901	3901	£88.50	£88.50	£23.42	£34.00		£145.92	£47,436.16		WC2H 9FB	Covent Garden	High quality fully-fitted space, benefitting from a large private terrace and a central Covent Garden location.	
Endeavour House, London	22829	22829	£69.50	£69.50	£12.00	£23.00		£104.50	£198,802.54		WC2H 8JR	Covent Garden	Prominent West End building with efficient, expansive and bright floor plates.	
39 Earlham Street, London	2739	2739			£15.00	£26.03		£41.03	£9,365.10		WC2H 9LT	Covent Garden	Refurbished, fully fitted and furnished media style office space with warehouse features in heart of the Seven Dials Estate	
The Place, London	28149	28149	£55.00	£55.00	£13.00	£24.63		£92.63	£217,286.82		WC1V 7AA	Covent Garden	Newly refurbished, fully fitted floors available with fantastic natural light.	
Manfield House, London	2900	2900	£84.00	£84.00	£13.66	£31.92		£129.58	£31,315.17		WC2R 0LR	Covent Garden	Fully Fitted Grade A floor 1 Southampton Street, Covent Garden, WC2	
Burleigh On The Strand, 355 Strand, Lon	8816	8816	£87.50	£87.50	£17.56	£26.00		£131.06	£96,285.41		WC2R 0HS	Covent Garden	Comprehensively refurbished, fully fitted floors coming soon - featuring an all new reception and communal roof terrace.	
53 Parker Street, London	4426	4426	£69.50	£69.50	£8.69	£21.75		£99.94	£36,861.20		WC2B 5PT	Covent Garden, WC2	4,426 sq ft available over 2 floors.	
King's House, 10 Haymarket, London	7066	7066	£69.50	£69.50	£9.50	£22.69		£101.69	£59,878.46		SW1Y 4BP	Covent Garden, SW1	Fitted modern office suites available in St James's	
16 Garrick Street, London	3400	3400	£59.50	£59.50	£14.65	£33.00		£107.15	£30,359.17		WC2E 9BA	Covent Garden, WC2	High quality refurbished office space in the heart of Covent Garden3,400 sq ft	
40-42 Parker Street, London	3845	3845	£80.00	£80.00	£10.00	£28.50		£118.50	£37,969.38		WC2B 5PQ	Covent Garden	Creative self-contained floors in an attractive former warehouse available fully fitted and furnished.	
Suffolk, St. James's, 15 Suffolk Street, Lo	19880	19880									SW1Y 4HG	Covent Garden	Undoubtedly the 'best small building in London' Suffolk St James's delivers 18,050 sq ft of boutique office space with unrivalled amenities	
121 Kingsway, Craven House, London	5057	5057	£65.00	£65.00	£14.00	£22.00		£101.00	£42,563.08		WC2B 6PA	Covent Garden, WC2	Craven House offers 2,400 - 7,760 sq. ft. of newly refurbished, fully-fitted plug & play space, situated directly opposite Holborn station.	
60-64 Strand, London	5910	5910	£42.50	£42.50	£3.37	£24.08		£69.95	£34,450.38		WC2N 5LR	Covent Garden	Refurbished office space available a short walk from Covent Garden.2,710 - 5,910 sq ft	
35 King Street, London	6218	6218	£82.50	£82.50	£12.34	£23.10	£2.00	£119.94	£62,148.91		WC2E 8SB	Covent Garden, WC2	Stunning 1st and 2nd floor office with interconnecting staircase and private courtyard	
77 Kingsway, Holborn, London	10588	10588	£75.00	£75.00	£16.25	£26.56		£117.81	£103,947.69		WC2B 6ST	Covent Garden	Available on a new lease	
67/68 Long Acre, Covent Garden	5450	5450	£60.00	£60.00	£13.00	£8.20		£81.20	£36,877.58		WC2E 9JG	Covent Garden	LONG ACRE, COVENT GARDEN - FIRST and Second FLOOR OFFICES TO LET - 1827 sq.ft per floor - TWO MINUTES WALK TO COVENT GARDEN	
35 King Street, London	6217	6217	£82.50	£82.50	£12.34	£23.10	£2.00	£119.94	£62,138.92		WC2E 8SB	Covent Garden	35 King Street offers fantastic refurbished office accommodation in the heart of Covent Garden.	
1 Kingsway, London	27042	27042	£82.50	£82.50	£12.72	£29.30		£124.52	£280,605.82		WC2B 6AN	Covent Garden, WC2	1 Kingsway - upcoming floors	
1 Kingsway, London	27500	27500			£14.87	£28.00		£42.87	£98,243.75		WC2B 6XD	WC2	6,544 - 33,944 sq ft of Grade A office space available in this landmark building	
22 Stukeley Street, London	7571	7571	£49.50	£49.50	£8.21	£14.50		£72.21	£45,558.49		WC2B 5LR	Covent Garden	Ground and lower ground floor office to let in a refurbished former warehouse.	
53 Parker Street, 53 Parker Street, Lond	4426	4426	£69.50	£69.50		£21.75		£91.25	£33,656.04		WC2B 5PT	Covent Garden, WC2	1,683 of fully fitted, fibre-ready space available in Covent Garden.	
80 Strand, London	85102	85102			£16.33	£27.50		£43.83	£310,835.06		WC2R 0NN	Covent Garden, WC2	80 Strand has undergone a comprehensive CAT A refurbishment, with c.85,000 sq ft Grade A accommodation remaining.	
20 Orange Street, London	3640	3640									WC2H 7NN	Covent Garden, WC2	Ground & Lower Ground Floor Suitable for Office, Medical or Health & Fitness	
80 Strand, London	88340	88340			£16.33	£27.50		£43.83	£322,661.85		WC2R 0NN	Covent Garden, WC2	80 Strand has undergone a comprehensive CAT A refurbishment, with c.85,000 sq ft Grade A accommodation remaining.	
3rd Floor, 67-68 Long Acre, London	1815	1815	£55.00	£55.00		£29.62		£84.62	£12,798.75		WC2E 9JD	Covent Garden, WC2	A newly refurbished office located in a convenient Covent Garden location, within a modern building benefitting from a lift + concierge	
Imperial House, Imperial House, London	2708	2708	£72.50	£72.50	£10.70	£28.54		£111.74	£25,215.99		WC2B 4AS	Covent Garden, WC2	1 CAT A office unit left available	
Flitcroft House, 114-116 Charing Cross R	1951	1951	£33.32	£33.32	£9.35	£22.00		£64.67	£10,513.65		WC1H 0JR	Covent Garden	Fitted & furnished workspace available in this centrally located building, on the doorstep of Crossrail	
1 Kingsway, London	6648	6648	£64.50	£64.50	£13.00	£33.31		£110.81	£61,388.74		WC2B 6AN	Covent Garden	6,648 -19,629 sq ft of newly refurbished CAT A office space available	
The Acre, 90 Long Acre, London	224000	224000									WC2E 9RA	Covent Garden	The Acre is Covent Garden's greenest building and is a rare 240,000 sq ft landmark with floor plates of up to 33,000 sq ft.	
22 Stukeley Street, London	7931	7931	£49.50	£49.50	£8.21	£14.00		£71.71	£47,394.33		WC2B 5LR	Covent Garden, WC2	Two fully-refurbished offices in a striking warehouse building with great industrial features and loads of natural light.	

101 St. Martin's Lane, London	5267	5267	£85.00	£85.00	£11.93	£32.07	£129.00	£56,620.25	WC2N 4AZ	Covent Garden, WC2	Fully fitted space, ready to occupy in Covent Garden.
399 Strand, London	2454	2454			£7.06	£20.49	£27.55	£5,633.98	WC2R 0LX	Covent Garden, WC2	Comprehensively refurbished offering fully fitted office accommodation on the 4th with a high-quality CAT A refurbishment on the 2nd.
York House, York House, London	2961	2961	£29.50	£29.50	£7.08	£26.20	£62.78	£15,490.97	WC2B 6UJ	Covent Garden, WC2	Fully Fitted Ground Floor Suite
3rd + 4th Floors, 67-68 Long Acre, Lond	3303	3303	£55.00	£55.00	£13.00	£28.70	£96.70	£26,616.68	WC2E 9JD	Covent Garden, WC2	Well located modern offices that are just a few minutes walk from both Covent Garden and Holborn and all of their delights!
11 Strand, London	5906	5906	£67.50	£67.50	£19.00	£25.50	£112.00	£55,122.67	WC2N 5HR	WC2	Comprehensively refurbished office floors, moments from Trafalgar Square, Charing Cross and Covent Garden.
9 Kingsway, London	5400	5400	£50.00	£50.00	£16.34	£9.89	£76.23	£34,303.50	WC2B 6XF	Covent Garden	Grade A ground floor suite in the heart of Midtown minutes away from Covent Garden, Holborn and Clerkenwell.
71 Kingsway, London	11235	11235			£11.00	£3.84	£14.84	£13,889.75	WC2B 6ST	Covent Garden	Attractive well located recently refurbished dual aspect office building.
Endeavour House, 189 Shaftesbury Ave	22892	22892	£69.50	£69.50	£12.00	£23.00	£104.50	£199,351.17	WC2H 8JY	Covent Garden, WC2	Prominent, well-located building with efficient, light, and bright office floor
Shell Mex House, London	8148	8148							WC2R 0NN	London - Central, Lond	A new sub-lease offered for a term of 2 years. Fully fitted if required
45 Monmouth Street, London	2280	2280	£56.50	£56.50	£16.39		£72.89	£13,849.10	WC2H 9DG	Covent Garden, WC2	1st Floor available in the heart of Covent Garden and Seven Dials.
399, Strand	2454	2454	£65.00	£65.00	£7.06	£25.00	£97.06	£19,848.77	WC2R 0LP	Covent Garden, WC2	Refurbished office space on the North Side of the Strand, 2nd Floor comprising 2,454 Sq Ft available CAT and fully fitted
Hilsdon House, Denmark Place, London	1802	1802	£79.50	£79.50	£12.50	£22.00	£114.00	£17,119.00	WC2H 8LH	Covent Garden	Over 7,000 sq ft of brand new office space in the redeveloped music & cultural hotspot: Outernet.
Craven House, 121 Kingsway, London	2414	2414	£65.00	£65.00	£14.10	£22.00	£101.10	£20,337.95	WC2B 6PA	Covent Garden, WC2	Fully furnished, plug and play workspace ready for occupation in Q2 2022 including dedicated work lounges and meeting/collaboration zones.
55 Strand, London	3114	3114	£90.00	£90.00			£90.00	£23,355.00	WC2N 5LR	Covent Garden, WC2	This 4th floor office space is fully fitted out, to a top quality grade A standard. Available immediately
17-21 Garrick Street, Covent Garden, Lo	3240	3240	£47.50	£47.50	£4.00	£25.82	£77.32	£20,876.40	WC2E 9BF	Covent Garden, WC2	Newly decorated Office Space in Covent Garden
The Kodak, 11 Keeley Street, London	61369	61369			£11.30		£11.30	£57,789.14	WC2B 4AN	Covent Garden, WC2	Re-imagined design led office space ready for occupation in Q1 2023
One Strand, 1 Strand, London	10480	10480	£79.50	£79.50	£17.11	£27.00	£123.61	£107,952.73	WC2N 5HR	Covent Garden	10,480 sq ft of fully fitted space available on a sub lease until 31st March 2026. Can be split into 6,682 and 3,798 sq ft parts.
Sovereign House, Sovereign House, Lon	12142	12142	£42.50	£42.50	£9.39	£15.00	£66.89	£67,681.53	WC2H 8EB	Covent Garden, WC2	Cellular space on 2nd & 4th floors in an attractive building prominently sited on Shaftesbury Avenue.
12-13 Suffolk Street, London	5486	5486	£53.77	£53.77	£3.91	£18.39	£76.07	£34,778.15	SW1Y 4HG	Covent Garden	Attractive Period Office Building To Let on flexible lease terms
36 Great Queen Street, London	2044	2044	£45.00	£45.00	£5.00	£20.29	£70.29	£11,972.73	WC2B 5AA	Covent Garden, WC2	*The Gt Queen Street Estate* - Comfort cooled s/c upper parts in period property; available in existing condition or refurbished throughout.
190 High Holborn, London	26593	26593	£1.00	£1.00	£10.00	£18.00	£29.00	£64,266.42	WC1V 7BH	Covent Garden	High quality fully fitted floors available in Holborn on flexible terms. 8,717 - 17,846 sq ft
Dewar House, 11 Haymarket, London	2200	2200	£52.50	£52.50	£11.00	£22.60	£86.10	£15,785.00	SW1Y 4BP	Covent Garden, SW1	BRIGHT OFFICES TO LET IN THE HEART OF ST JAMES
33 Kingsway, London	17877	17877	£75.00	£75.00	£12.00	£25.00	£112.00	£166,852.00	WC2B 6UF	Covent Garden	Fully refurbished top three floors along with Reception and end-of-journey facilities.
8 Smarts Place, London	5221	5221	£65.00	£65.00	£10.00	£22.00	£97.00	£42,203.08	WC2B 5LW	Covent Garden, WC2	Fully fitted offices in former warehouse
Burleigh On The Strand, 355 Strand, Lon	8816	8816	£87.50	£87.50		£26.00	£113.50	£83,384.67	WC2R 0HS	Covent Garden	Exciting, newly refurbished, fully fitted offices with a shared roof terrace.
45 Monmouth Street, London	2246	2246	£56.50	£56.50	£18.44	£28.85	£103.79	£19,426.03	WC2H 9DG	Covent Garden	1st floor office available comprising 2,246 sq ft partially fitted accommodation with a selection of meeting rooms and a large kitchen.
41-44 Great Queen Street, London	2230	2230	£79.50	£79.50	£17.50	£23.00	£120.00	£22,300.00	WC2B 5AD	Covent Garden, WC2	Fully fitted ready to occupy 4th floor with demised roof terrace
Office – 177 Shaftesbury Avenue (Units	4289	4289	£75.00	£75.00	£4.60	£22.86	£102.46	£36,621.03	WC2H 8JR	Covent Garden	TO LET GRADE A SELF-CONTAINED OFFICE PREMISES IN COVENT GARDEN
42 Maiden Lane, London	2343	2343			£18.50	£25.00	£43.50	£8,493.38	WC2E 7LJ	Covent Garden	Contemporary Offices To Let in the heart of Covent Garden
Hobhouse Court, London	12129	12129	£90.00	£90.00	£15.00	£24.00	£129.00	£130,386.75	SW1Y 4HH	Covent Garden	A newly refurbished fully fitted office available now as a self-contained building or on a floor-by-floor basis.
11-13 Slingsby Place, London	17765	17765	£10.59	£10.59			£10.59	£15,675.00	WC2E 9AB	Covent Garden	Newly created serviced offices in a fantastic, vibrant Covent Garden location that is positioned close to all major facilities and transport
One Strand, London	6272	6272	£75.00	£75.00	£23.54	£19.50	£118.04	£61,695.57	WC2N 5HR	Covent Garden	High quality, newly refurbished plug & play office space with impressive atrium reception.
101 St. Martin's Lane, London	4956	4956	£75.00	£75.00	£14.88	£34.35	£124.23	£51,306.99	WC2N 4AZ	Covent Garden	Unique, newly refurbished, ground floor office in the heart of Covent Garden
16 Garrick Street, London	2691	2691	£62.50	£62.50	£15.80	£31.96	£110.26	£24,725.81	WC2E 9BA	Covent Garden	Fully fitted top floor with private terrace available for immediate occupation.

One Strand, London	6272	6272	£75.00	£75.00	£23.54	£19.50	£118.04	£61,695.57	WC2N 5HR	Covent Garden	High quality, newly refurbished plug & play office space with impressive atrium reception.	
Imperial House, London	2713	2713	£72.50	£72.50			£72.50	£16,391.04	WC2B 4AS	London - Central, Lond	High quality plug & play office in Covent Garden available now.	
41-44 Great Queen Street, London	2615	2615	£66.04	£66.04	£16.17	£22.99	£105.20	£22,924.83	WC2B 5AD	Covent Garden	High quality, open plan office suite available in prime Covent Garden location available until July 2024.	
9 Kingsway, London	1800	1800							WC2B 6XF	Covent Garden	Fully Fitted + Furnished Office Space Plug + Play 1,000 - 1,800 SQ.FT. + Shared Reception and Breakout 500 SQ. FT	
15 Bedford Street, London	8143	8143	£79.50	£79.50	£18.00	£33.00	£130.50	£88,555.13	WC2E 9HE	Covent Garden	Both Cat A and Cat A+ space available in this striking Covent Garden building.	
8 Kean Street	5400	5400	£160.00	£160.00			£160.00	£72,000.00	WC2B 4AS	Covent Garden	Ideally located in Covent Garden, this building is buzzing with energy and surrounded by charming boutiques	
77 Shelton Street, London	7546	7546	£35.00	£35.00		£19.00	£54.00	£33,957.00	WC2H 9JQ	Covent Garden	Self-contained building opportunity in a great Covent Garden location.	
32 Tavistock Street, London	2503	2503	£29.96	£29.96			£29.96	£6,250.00	WC2E 7PB	Covent Garden	RARE COVENT GARDEN SELF CONTAINED COMMERCIAL BUILDING	
HobHouse Court, The Vaults, London	14387	14387			£15.00	£25.00	£40.00	£47,956.67	SW1Y 4HH	Covent Garden	Self-contained office building available now.	
1 Smart's Place, 1 Smarts Place, London	9008	9008	£82.50	£82.50	£13.03	£27.35	£122.88	£92,241.92	WC2B 5LW	Covent Garden	Final fully fitted upper floor - 2nd - BREEAM Excellent, EPC B, Wirescore Gold	
Flitcroft House, Flitcroft House, London	1951	1951							WC2H 0JR	Covent Garden, Londo	Managed Office available for 12-18months	
77 Kingsway, Holborn, London	15866	15866	£69.50	£69.50	£14.37	£20.00	£103.87	£137,333.45	WC2B 6ST	Covent Garden	Newly refurbished "Plug and Play" accommodation within a prominent midtown building available on a conventional or fully managed basis	
7 Savoy Court, Covent Garden, London	11648	11648			£12.50	£24.00	£36.50	£35,429.33	WC2R 0EX	Covent Garden	Located at the vibrant heart of the capital, you'll find a creative and contemporary office space at 7 Savoy Court.	
Craven House, 121 Kingsway, London	2414	2414	£60.00	£60.00	£17.00	£22.00	£99.00	£19,915.50	WC2B 6PA	Covent Garden	Craven House offers 2,400 - 5,050 sq. ft. of newly refurbished, fully-fitted plug & play space, situated directly opposite Holborn station.	
York House, 23 Kingsway, London	5946	5946	£75.00	£75.00	£10.00	£26.00	£111.00	£55,000.50	WC2	Covent Garden	2 floors of fully refurbished and thoughtfully fitted out workspace in a prime HQ building	
The Post Building, 100 Museum Street,	88677	88677			£12.00	£35.16	£47.16	£348,500.61	WC1A 1PB	Covent Garden	High quality fitted office space with epic floor to ceiling heights, volume and floating 'deck' spaces that make it a unique workspace	
York House, London	5933	5933	£75.00	£75.00	£18.42	£28.00	£121.42	£60,032.07	WC2B 6UJ	Covent Garden	Newly refurbished and fully fitted space in a prime HQ building	
Savoy Hill House, London	9069	9069	£72.50	£72.50	£16.15	£28.50	£117.15	£88,536.11	WC2R 0BU	Covent Garden	High quality landlord fully fitted West End office space - Available Q2 2023.	
114 St. Martin's Lane, London	2527	2527	£79.50	£79.50	£15.00	£28.55	£123.05	£25,912.28	WC2N 4BE	London - Central, Lond	NEWLY REFURBISHED - High Quality Office Space In the heart of Covent Garden - Furniture can also be provided	
15 Adam Street, London	3772	3772	£75.00	£75.00	£14.82	£26.07	£115.89	£36,428.09	WC2N 6RJ	Covent Garden	Penthouse plug and play office suite fitted to a high standard, immediately available by assignment or a surrender and new lease from the LL	
41-44 Great Queen Street, London	2230	2230	£79.50	£79.50	£17.00	£23.00	£119.50	£22,207.08	WC2B 5AD	Covent Garden	2,230 sq. ft. (NIA) of fully fitted space, benefitting from a private outdoor terrace, ready for occupation in the heart of Covent Garden.	
17 The Yards, 17 Slingsby Place, London	6146	6146	£87.50	£87.50	£9.06	£34.11	£133.35	£68,297.43	WC2E 9AB	Covent Garden	2x high quality design-led Fully Fitted workspaces available for immediate occupation	
11 Slingsby Place, St Martins Courtyard,	10000	10000	£200.00	£200.00			£200.00	£166,666.67	WC2E 9AB	Covent Garden	Brand new high quality serviced office space located in St Martin's Courtyard within the heart of Covent Garden	
17 The Yards, 17 Slingsby Place, London	3084	3084	£87.50	£87.50	£9.06	£34.11	£133.35	£34,270.95	WC2E 9AB	Covent Garden	Fully fitted floors available within St Martin's Courtyard / The Yards	
32 Parker Street, London	3339	3339	£231,404.00	£231,404.00			£25.33	£231,429.33	£64,395,212.00	WC2B 5PH	Covent Garden, Londo	Still available. Self contained comfort cooled fitted building in Covent Garden. 3339 sq ft, 310 sq m.
77 St. Martin's Lane, London	2875	2875	£79.50	£79.50	£4.86	£32.08	£116.44	£27,897.08	WC2N 4AA	Covent Garden, WC2	Extremely bright 1st floor which has been refurbished and fitted out, in a contemporary style, to provide a creative Fully Fitted workspace	
The Market Exchange, 14 Macklin Stree	3315	3315	£65.00	£65.00	£5.00	£25.00	£95.00	£26,243.75	WC2B 5NF	Covent Garden	Striking former fruit warehouse transformed to provide high quality, contemporary offices. The remaining suite is due to be fully fitted.	
Queensland House, 392 Strand	2231	2231	£59.50	£59.50	£15.00	£21.55	£96.05	£17,857.30	WC2R 0LT	Covent Garden	NOT ELECTED FOR VAT Fitted/Part Fitted CAT A Offices To Let In Covent Garden	
12-13 Suffolk Street, London	5486	5486			£3.91	£18.39	£22.30	£10,194.82	SW1Y 4HG	Covent Garden	Self-contained period townhouse available on flexible lease terms.	
42 Maiden Lane, London	2343	2343			£18.55		£18.55	£3,621.89	WC2E 7LJ	Covent Garden	Contemporary Offices To Let in the heart of Covent Garden	
Space House, 1 Kemble Street, London	245082	245082							WC2B 4TS	Covent Garden	Space House is a 245,000 sq ft brutalist masterpiece restored to a state-of-the-art smart building with unsurpassed amenities. Ready Q4 2023	
40-42 Parker Street, London	3855	3855	£75.00	£75.00	£10.00	£21.25	£106.25	£34,132.81	WC2B 5PQ	Covent Garden	Fully Fitted Warehouse Style Office Space In Covent Garden	
1 Bedford Street, Covent Garden	9128	9128	£198.00	£198.00			£198.00	£150,612.00	WC2E 9HG	Covent Garden	Newly refurbished, fully fitted and managed self-contained floor in Covent Garden	
77-78 St. Martin's Lane, London	2875	2875	£79.50	£79.50	£6.10	£32.08	£117.68	£28,194.17	WC2N 4AA	Covent Garden, WC2	Stunning, refurbished 1st floor office in the heart of Covent Garden, providing 2,875 sqft of fully fitted accommodation	

10 Haymarket, Kings House, London	7067	7067	£185.00	£185.00			£185.00	£108,949.58	SW1Y 4BP	Covent Garden	Fully managed and all-inclusive office space. Bespoke layout design available on flexible terms.
23 Kingsway, Prt G & LG, London	3868	3868	£37.50	£37.50	£8.44	£15.22	£61.16	£19,713.91	WC2B 6UJ	Covent Garden	Self-Contained, partially fitted gym suite with own street level entrance and reception.
Verve, 40 Villiers Street, London	2721	2721	£75.00	£75.00	£10.00	£25.00	£110.00	£24,942.50	WC2N 6NJ	Covent Garden	Recently completed Grade Refurbishment ,available on a floor by floor basis. Two floors under offer
80 Strand, Covent Garden (Landlord Spa	55000	55000	£75.00	£75.00	£17.31	£28.00	£120.31	£551,420.83	WC2R 0ZA	Covent Garden	Only 15-51,000 sq ft of newly refurbished space opposite Covent Garden and moments from The South Bank. Available now direct from the Landlord.
55 New Oxford Street, London	5127	5127	£65.00	£65.00	£13.00	£23.00	£101.00	£43,152.25	WC1A 1BS	Covent Garden	High Quality Fully Fitted and Furnished "CAT A+" Plug and Play Office Part 1st - 2,747 sqft Part 3rd - 1,179 sqft Entire 6th - 5,127 sqft
15 Adam Street, London	6015	6015	£75.00	£75.00	£15.86	£25.60	£116.46	£58,375.58	WC2N 6AH	Covent Garden	Grade A offices providing a very high quality working environment located on the junction of Adam Street and The Strand.
1 Smarts Place, 1 Smart's Place, London	3492	3492	£79.50	£79.50	£15.76	£28.42	£123.68	£35,990.88	WC2B 5LW	Covent Garden	One Smart's Place is a modern, mixed use development. The 2nd floor is being fully fitted and delivering in December 2022.
Verve Villiers, London	2662	2662	£75.00	£75.00	£15.00	£31.00	£121.00	£26,841.83	WC2N 6NJ	Covent Garden	Verve, 40 Villiers, Street, WC2 - New Fully Refurbished Office Development available in Autumn 2019 with river views.
71 Kingsway, London	7026	7026	£62.50	£62.50	£10.00	£21.00	£93.50	£54,744.25	WC2B 6ST	Covent Garden	Refurbished Offices to rent on Kingsway
13-14 Buckingham Street, London	4481	4481	£55.00	£55.00	£15.00		£70.00	£26,139.17	WC2N 6DF	Covent Garden	Beautiful period offices To Let 710 - 4,481 sq ft

APPENDIX E – DRAFT HEADS OF TERMS FOR S106 AGREEMENT

London Film School Limited
39 – 41 Parker Street, London
[DRAFT] Heads of Terms for s106 agreement

This is a draft prepared for London Film School Limited and must not be relied on by any other party.

1. Introduction

London Film School Limited propose a change of use at the site at 39 – 41 Parker Street, London, in the London borough of Camden. The proposals would not involve a design change to the building but would involve a change of use of part of the ground floor, part of the first floor, and the second and third floors of the building.

The description of development would 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).”

In advance of the submission of the planning application documents, these draft heads of terms set out the likely planning obligations to be required in relation to the development.

2. Parties to the s106 Deed.

The Parties to the s106 Deed will be [parties TBC pending up to date Land Registry information]:

- (1) **London Film School Limited** (Developer);
- (2) **London Borough of Camden** (Council);
- (3) **Chambers Cinecentre Limited** (Owner); and
- (4) **Chambers and Partners Holdings Limited** (Chargee).

3. The land involved. Land ownership interests; site externals [TBC]

- **The Site:** Title number 43551.

4. Section 106 requirements:

- **CIL Reg 122(2)**

It will be important to ensure that the substantive content of the s106 Deed is fully compliant with the CIL tests, set out here:

A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

- **Camden policy**

- 4.1. **Employment and Skills Plan**

Standard Camden obligation. A package of measures to be adopted by LFS to maximise employment opportunities in the borough. To cover construction phase and occupation / operational phase. To include target numbers per year for local employment and apprenticeship.

Trigger: Submission by LFS and approval by Camden, likely to be prior to Implementation (see definition).

- 4.2. **Employment and Training Contribution**

Figure required, which will be calculated using Camden standard methodology.

Trigger: Likely to need paying by LFS prior to Implementation. To be applied by Camden towards provision and improvement of employment and training opportunities and to support local procurement initiatives in the borough.

- 5. **Standard clauses to include:**

- 5.1. **Implementation**

Definition of "Implementation" (separate from "implementation" under the TCPA 1990) could exclude certain early works, so these early works will not trigger obligations due on "Implementation" as defined in the s106 agreement.

Monitoring costs – tbc.

- 5.2. **Council's Covenants**

These could include the following:

- **Consents by Camden** not to be unreasonably withheld or delayed;
- **Money received by the Council** – use restricted to the purposes for which it was paid across;
- An **obligation to repay unspent funds** after a time lapse.