

Application ref: 2019/1062/L  
Contact: Rose Todd  
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Date: 24 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

CGMS Heritage  
C G M S Holdings Ltd Bastion House  
140 London Wall  
LONDON  
EC2Y 5DN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Development Site At Former University Of Westminster Central St Martins College  
Campus  
Southampton Row  
London  
WC1B 4AF**

Proposal:

Limited investigation of building fabric to assess condition of structural system.

Drawing Nos: GSM-MAB-22-00-DR-A-00120-S1-PO1 Lethaby Building Site Plan

GSM-WAL-SW-B1-DR-S-1700-PO4 Proposed exploratory works location plan  
basement

GSM-WAL-SW-00-DR-S-1702-PO1 Proposed exploratory works location plan ground  
floor

GSM-WAL-SW-01-DR-S-1703-PO1 Proposed exploratory works location first floor

GSM-WAL-SW-02-DR-S-1705-PO1 Proposed exploratory works location second floor

GSM-WAL-SW-03-DR-S-1706-PO1 Proposed exploratory works location third floor

GSM-WAL-SW-04-DR-S-1707-PO1 Proposed exploratory works location fourth floor

GSM-WAL-SW-05-DR-S-1708-PO1 Proposed exploratory works location fifth floor

GSM-WAL-SW-02-DR-S-1704-PO1 Proposed exploratory works location second floor  
mezzanine

GSM-WAL-SW-00-DR-S-1701-PO1 Proposed exploratory works location first floor

4878-WAL-22-SW-RP-S-0702-03 Assessment of Existing Structure

Built Heritage Statement - Structural Investigations

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

GSM-MAB-22-00-DR-A-00120-S1-PO1 Lethaby Building Site Plan  
GSM-WAL-SW-B1-DR-S-1700-PO4 Proposed exploratory works location plan basement  
GSM-WAL-SW-00-DR-S-1702-PO1 Proposed exploratory works location plan ground floor  
GSM-WAL-SW-01-DR-S-1703-PO1 Proposed exploratory works location first floor  
GSM-WAL-SW-02-DR-S-1705-PO1 Proposed exploratory works location second floor  
GSM-WAL-SW-03-DR-S-1706-PO1 Proposed exploratory works location third floor  
GSM-WAL-SW-04-DR-S-1707-PO1 Proposed exploratory works location fourth floor  
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GSM-WAL-SW-02-DR-S-1704-PO1 Proposed exploratory works location second floor mezzanine  
GSM-WAL-SW-00-DR-S-1701-PO1 Proposed exploratory works location first floor  
4878-WAL-22-SW-RP-S-0702-03 Assessment of Existing Structure  
Built Heritage Statement - Structural Investigations

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Interventions to be maintained at the minimal level needed to provide the necessary information for informed restoration.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:  
The Lethaby Building is listed Grade II\*  
Built as the Central School of Art and Crafts (North section) and London Day Training College (South section) (1905-8) by the London County Council Architects' Department, General Section. The architect was AH Verstage, influenced by WR Lethaby. WR Lethaby was Principal of the Central School at the time of building and is commemorated on the Southampton Row elevation by a blue plaque.  
EXTERIOR: Base of Cornish granite, upper storeys of Portland stone, lead roof. Five storeys and corner attic. Canted corner has enriched treatment with various styles of window to main staircase, high ogee double dome in lead over cornice. Small sculpture on ground storey showing woman with a sword supporting coats of arms of St George and City of London, dated 1908 and with the inscription 'Labor omnia vincit'.  
The former entrance to London Day Training College is on Southampton Row. The entrance to Art School on Theobalds Road. Above the Theobalds Road entrance "LCC Central School of Arts & Crafts" in bronze.  
INTERIOR is interesting spatially. Vaulted entrance hall faced in Hopton Wood stone. Generous main staircase similarly lined. Exhibition hall rectangular with canted ends, partly vaulted, springing from a single central column and partly covered by a glazed dome.  
The buildings is in need of restoration and refurbishment. The proposal is for permission to undertake limited structural investigation to ascertain the physical state of this important building.  
The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU. The site's planning history has been taken into account in making this decision.  
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013  
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

Certification may require a further application for listed building consent.

- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer