

Application ref: 2020/0600/P
Contact: Jonathan McClue
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Development Management
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Gerald Eve
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) Order 2015
Town & Country Planning (Environmental Impact Assessment) Regulations 2017

Request for Screening Opinion EIA Not Required

Address:

Lethaby Building
Former Cochrane Theatre
12-42 Southampton Row & 1-4 Red Lion Square
London WC1B

Proposal: Request for screening opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the partial demolition of the non-designated existing buildings and structures on the site and the retention, refurbishment and partial extension to the listed Lethaby Building. The proposals include circa 431 hotel rooms (C1), exhibition space, a cultural use, gym, other ancillary hotel uses and 33 affordable housing units. The resulting buildings within the development include the ground level plus 5 storey Lethaby Building, a new ground level plus 8 storey block and the refurbished and extended Red Lion Building which would range between ground level plus 7 storeys up to ground level plus 14 storeys. The siting and layout of buildings within the site would define a new pedestrian street and public courtyard space.

Drawing Nos: Environmental Impact Assessment (EIA) Screening Report, Central St Martin's, London Borough of Camden dated January 2020.

The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and does not exceed the threshold of 1 hectares in column 2 of the table in Schedule 2 of the 2017 Regulations. Therefore the Council considers that the proposal would not be 'Schedule 2 development' within the meaning of the 2017 Regulations. Notwithstanding this, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Local Planning Authority has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.

Based upon the description of the development and the information provided in the submitted Screening Opinion, the proposed size, scale and nature of the proposal and the characteristics of the surrounding area, it is considered that the scheme would not be of more than local importance, be within an 'environmentally sensitive location' or 'create any unusual or hazardous effects' pursuant to the selection criteria of Schedule 3 of the EIA regulations 2017.

The development is not, by definition, Schedule 2 development, and it has been determined that a Screening Option be adopted stating that an Environmental Statement is not required.

Yours faithfully



Daniel Pope
Chief Planning Officer

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