



Historic England

Mr Ben Farrant  
London Borough of Camden  
Regeneration and Planning  
Town Hall  
Judd Street  
London  
WC1H 9JE



15 September 2020

Dear Mr Farrant

**Arrangements for Handling Heritage Applications Direction 2015**

**Direction as to the Granting of Listed Building Consent**

**LETHABY BUILDING, FORMER COCHRANE THEATRE, 12-42 SOUTHAMPTON  
ROW & 1-4 RED LION SQUARE (FORMER UNIVERSITY OF WESTMINSTER  
CENTRAL ST MARTINS COLLEGE CAMPUS) LONDON WC1B  
Application No 2020/2481/L**

*Applicant:* Globalgrange Hotels Ltd  
*Grade of building(s):* II\*  
*Proposed works:* Redevelopment of the site including refurbishment of the Lethaby Building, partial demolition, external alterations, basement excavations and extensions to the existing buildings to form a hotel (Use Class C1), with flexible ground floor and basement uses including retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2/C1). Bar/restaurant spaces (Use Class A3/A4) at first, and upper floor levels with associated roof terrace. Erection of standalone block comprising a cultural use (Use Class D1) at ground and first floor level with affordable residential housing (Use Class C3) above with provision of balconies, terraces and a roof terrace.

*Drawing numbers:* Drawings as approved  
*Other Documentation:* Documents as approved

*Date of application:* 29/05/2020  
*Date of referral by Council:* 22 July 2020  
*Date received by Historic England:* 22 July 2020  
*Date referred to CLG:* 20 August 2020



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700  
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**If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.**

**Your Council is also directed not to approve the matters of detail to be submitted in pursuance of Condition(s) No 1 without first submitting these to and obtaining the approval in writing of Historic England.**

Yours sincerely

**Claire Brady**  
Inspector of Historic Buildings and Areas  
E-mail: [REDACTED]

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him.

Signed [REDACTED]  
Date 15.09.2020

**NB: This direction is not valid unless appropriately endorsed by the Secretary of State**

### **Schedule of Conditions**

Address: LETHABY BUILDING, FORMER COCHRANE THEATRE, 12-42 SOUTHAMPTON ROW & 1-4 RED LION SQUARE (FORMER UNIVERSITY OF WESTMINSTER CENTRAL ST MARTINS COLLEGE CAMPUS) LONDON WC1B  
Our refs: L01228650  
HE file number: -

**Informative:** The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

#### **Conditions List:**

1. Prior to the commencement (excluding demolition and soft strip) of any relevant phase of works, details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun:

- a. Details of structural repairs or alterations, including relevant method statements;



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- b. Details of all repairs and alterations to external windows, skylights, domed roof and associated ironmongery, including details of any proposed secondary glazing and any acoustic and environmental upgrades to existing windows. Details shall include method statements;
- c. Details of proposed mechanical and electrical servicing, including vertical and lateral service routes, suspended ceilings, vents, flues, conduits and electrical points;
- d. Details of proposed alterations and new work within the lecture theatre, including surface finishes;
- e. Details of proposed extensions to the rear and roof, including junctions with existing historic fabric;
- f. Details of works to the main or secondary staircases to address balustrade height;

The relevant work shall be carried out in accordance with such approved details

#### **STANDARD REASONS FOR THE AFOREMENTIONED CONDITION(S)**

In order to safeguard the special architectural or historic interest of the building.



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