

Enya Fogarty
Planning Officer
Supporting Communities
London Borough of Camden
5 Pancras Square
London N1C 4AG

21 July 2021

Our ref: U0010696

Dear Enya

**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**

We have been instructed on behalf of our client, Global Gem Hotels Limited to submit an application for a Non Material Amendment to the planning permission for Former Central St Martins College, site (ref 2020/2470/P) and Listed Building Consent reference 2020/2481/L.

This application seeks approval to reduce the size of the approved basement.

Background

Planning permission (reference 2020/2470/P) was granted on 31 October 2020 for the:

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. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, waste storage and other associated works.

Listed Building Consent (reference 2020/2481/L) was granted on 31 October 2020 for the:

External refurbishment and restoration including window repair/replacement and installation of secondary glazing, façade stone repairs, repair and reinstatement of roof form, new lift overruns and installation of 2no. skylights. Internal refurbishment and repair of stair cores, demolition of existing lift shaft, refurbishment and amendments to doors and openings, installation of new mechanical ventilation and service routes, installation of new riser access, removal of modern partitions and installation of new partitions, refurbishment and waterproofing of vaults and other associated works. Works in association with conversion of the Lethaby Building into a hotel (Use Class C1), with flexible ground floor and basement uses (retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2), along with works to the wider site including 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. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, bin storage and other associated works. Works in association with conversion of the Lethaby Building into a hotel (Use Class C1), with flexible ground floor and basement uses (retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2), along with works to the wider site including 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. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, bin storage and other associated works.

The approved basement sought to include a large events space, spa and gym facilities and back of house space. As a result of covid, the Applicant considers that the size of the approved events space is no longer required and a smaller flexible venue space which could be sub divided would be more appropriate.

Furthermore, the reduction in the size of the basement will allow for a shorter construction timeframe, will reduce the level of excavation under the existing Red Lion Building resulting in less HGV movements and there will be a substantial carbon saving due to reduced temporary works.

It should be noted that the approved depth of the basement will not change and therefore an updated Basement Impact Assessment is not required. The double height volume in respect of the swimming pool and kitchen area will reduce in size to accommodate the same facilities within a smaller footprint. The existing and proposed areas are illustrated in the table below:

Approved 2020 planning permission (sqm GIA)	Proposed 2021 NMA (sqm GIA)
9,068	9,064

The Grade II* Listed Building will not be affected by these proposals. However, a S19 is required to allow for the basement drawing reference numbers to be updated on the planning and listed building consent decision notices.

Application Documentation

The application submission comprises the following documents:

1. This covering letter
2. Application forms and notices
3. Design and Access Statement prepared by Orms
4. Proposed drawings prepared by Orms
5. Drawing schedule list prepared by Orms
6. Planning application fee of £234.00 has been paid via the Planning Portal.

We trust that you have everything required to progress with the determination of this non material application. However, if you have any queries please contact Natalie Davies or Tom Matheou of this office.

Yours Sincerely

Gerald Eve LLP

NDavies@geraldev.com
Direct tel. +44 (0)20 7333 6371