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26 November 2021

Our ref: ND/TMAT/U0010696

Your ref: 2020/2470/P

Dear Sir / Madam

**Lethaby Building, Former University Of Westminster Central St Martins College Campus
Application for the discharge of condition 36 of planning permission 2020/2470/P**

On behalf of our client, Globalgem Hotels Ltd, we write to submit an application to discharge condition 36 of planning permission 2020/2470/P granted in respect of the Development Site at Lethaby Building, Former University Of Westminster Central St Martins College Campus

Background

On 30 October 2020, planning permission 2020/2470/P was granted 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.”

Condition 36 of planning permission 2020/2470/P states:

“No development shall take place until air quality monitoring has been implemented on-site, and unit the submission of the following:

Prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

Prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

This condition can be discharged on a Plot/Phase by Plot/Phase basis.”.

On 03 September 2021 details were approved (ref: 2021/2025/P) in respect of the location of the air quality monitors.

This application is submitted to satisfy the remainder of the condition, providing the requisite baseline monitoring data. On the basis of the above, we consider that this submission fully satisfies the requirement of condition 36.

Application Documentation

In line with LBC's validation requirements, the following documentation, along with this cover letter, has been submitted via Planning Portal (PP-10429724).

- Application form;
- Baseline Dust Monitoring Report, prepared by Hilson Moran

The requisite application fee will be paid online via the Planning Portal.

Should you have any questions in the meantime, please do not hesitate to contact either Natalie Davies or Tom Matheou, of this office.

Yours faithfully



Gerald Eve LLP