

Application ref: 2021/3577/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Non-material amendment to planning permission 2020/2470/P dated 30/10/2020 for '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.' The changes are to reduce the size of the approved basement.

Drawing Nos: Superseded drawings;

GSM-ORM-ZZ-00-DR-A-1250; GSM-ORM-ZZ-00-DR-A-12200; GSM-ORM-ZZ-01-DR-A-12151; GSM-ORM-ZZ-02-DR-A-12152; GSM-ORM-ZZ-03-DR-A-12153; GSM-ORM-ZZ-04-DR-A-12154; GSM-ORM-ZZ-05-DR-A-12155; GSM-ORM-ZZ-06-DR-A-12156; GSM-ORM-ZZ-07-DR-A-121157; GSM-ORM-ZZ-08-DR-A-12158; GSM-ORM-ZZ-09-DR-A-12159; GSM-ORM-ZZ-DR-A-12160; GSM-ORM-ZZ-11-DR-A-12161; GSM-ORM-

ZZ-12-DR-A-12162; GSM-ORM-ZZ-13-DR-A-12163; GSM-ORM-ZZ-AA-DR-A-12400; GSM-ORM-ZZ-B1-DR-A-12199; GSM-ORM-ZZ-B1-DR-A-12246; GSM-ORM-ZZ-B2-DR-A-12247; GSM-ORM-ZZ-B3-DR-A-12246; GSM-ORM-ZZ-CC-DR-A-12402; GSM-ORM-ZZ-DD-DR-A-12403; GSM-ORM-ZZ-MB1DR-A-12249; GSM-ORM-ZZ-MB3DR-A-12245

Proposed Revised Drawings:

GSM-ORM-ZZ-00-DR-A-12200 P04; GSM-ORM-ZZ-AA-DR-A-12400-PO3; GSM-ORM-ZZ-BB-DR-A-12401-P03; GSM-ORM-ZZ-CC-DR-A-12402-P03; GSM-ORM-ZZ-DD-DR-A-12403-P02; GSM-ORM-ZZ-MB3DR-A-12245-P03; GSM-ORM-ZZ-B3-DR-A -12246-P03; GSM-ORM-ZZ-B2-DR -A-12247-PO3; GSM-ORM-ZZ-B1-DR-A-12248-P03; GSM-ORM-ZZ-MB1DR-A -12249-P03

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2020/2470/P dated 30/10/2020 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

Proposed Drawings:

GSM-ORM-ZZ-00-DR-A-12200 P04; GSM-ORM-ZZ-AA-DR-A-12400-PO3; GSM-ORM-ZZ-BB-DR-A-12401-P03; GSM-ORM-ZZ-CC-DR-A-12402-P03; GSM-ORM-ZZ-DD-DR-A-12403-P02; GSM-ORM-ZZ-MB3DR-A-12245-P03; GSM-ORM-ZZ-B3-DR-A -12246-P03; GSM-ORM-ZZ-B2-DR -A-12247-PO3; GSM-ORM-ZZ-B1-DR-A-12248-P03; GSM-ORM-ZZ-MB1DR-A -12249-P03

Supporting documents;

Updated Design and Access statement basement proposal dated 16th July 2021 prepared by Orms Designers; Basement Impact Assessment Addendum prepared by A-squared Studio dated October 2021.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The amendment to the approved scheme includes a reduction in the size of the basement but this only equates to a very small floorspace reduction. The proposed reduction is considered minor. The depth will remain unchanged and the double height volume of the swimming pool and kitchen area will reduce in size to accommodate the facilities within the smaller footprint.

The BIA addendum shows that the proposal will reduce the overall volume of the basement. In addition, the BIA addendum indicates the alteration would not materially impact on the appearance of the building, the construction impacts or amenity of nearby residential occupiers.

In addition, the basement is being rearranged and although the internal arrangement in terms of mezzanines and spaces are altered, it is a minor change, and will not materially effect the principle of the development and the proposed leisure and cultural uses within the basement.

The Council's independent auditor Campbell Reith has reviewed the addendum and confirms that the revised basement proposal complies with the requirements of CPG: Basements.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

The full impact of the scheme has already been assessed by virtue of the previous approval reference 2020/2470/P, dated 30/10/2020. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. It is considered that the change is relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to amendments to the basement and shall only be read in the context of the permission granted under 2020/2470/P dated 30/10/2020 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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