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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 part discharge (in respect of demolition) of conditions 17 and 18 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 17 of planning permission 2020/2470/P states:

“None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any other temporary or permanent installations and for site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-

(i) Accommodate the location and of the Crossrail structures including temporary works,

(iii) Mitigate the effects on Crossrail, of ground movement arising from development

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. This can be discharged on a building by building basis.”.

Condition 18 of planning permission 2020/2470/P states:

Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

The details in respect of both conditions are submitted in part, in respect of the demolition works.

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;
- Crossrail Impact Assessment, prepared by A-Squared Studio
- Outline Demolition Method Statement, prepared by JRL Demolition

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