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04 March 2022

**Our ref:** NDA/TMA/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 11 of planning permission 2020/2470/P**

On behalf of our client, Global Gem Hotels Ltd, we write to submit an application to discharge part 2 of condition 11 of planning permission 2020/2470/P granted in respect of the Development Site 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 11 of planning permission 2020/2470/P states:

**“No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no**

demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits.
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI."

Details in accordance with part 1 of the condition have already been approved (ref: 2021/3965/P). This submission comprises the relevant details required to satisfy the remainder of the condition, which are set out in the accompanying Archaeological Evaluation Report.

In summary, the report noted that all archaeological finds date to the post medieval period. No Roman or medieval finds were encountered. Only finds from the refuse pit infill (1107) were of archaeological significance. These were assessed on site by an archaeologist and retained for potential specialist assessment in later stages of archaeological investigation at the site.

#### **Application Documentation**

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

- Application form;
- Archaeological Evaluation Report, prepared by LP Archaeology

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**