

Application ref: 2021/5847/P
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal: Details of Dust Monitoring Report as required by Condition 36 of planning permission 2020/2470/P granted on 30/10/2020 for: 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.

Drawing Nos: Cover letter prepared by GeraldEve dated 26 November 2021; Baseline Dust Monitoring Report prepared by Hilson Moran dated 25 November 2021

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 36 of planning permission 2020/2470/P granted on 30/10/2020 was partially discharged on 03/09/2021 (ref 2021/2025/P), namely the location of the air quality monitors. The condition cannot be fully discharged until the monitors are installed and three months of baseline data has been submitted to and approved in writing by the local planning authority. This application seeks to fully discharge the condition.

A baseline monitoring report has been submitted and provides details of air quality monitors and evidence that they have been in place at least 3 months prior to construction. The details of air quality monitors, along with readings from the monitors, are considered acceptable and appropriate in this case. The Council's Air Quality and Sustainability Officer have reviewed the type, location and data from the monitors. They recommend discharge of the planning condition.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 7 (fire safety); 8 (detailed drawings and samples of materials); 10 (external lightening); 11 (2nd part regarding archaeological investigation); 12 (parking provision); 13 (details of waste management); 14 (pilling method statement); 16 (drainage systems); 17 (construction method statement); 18(strategic infrastructure); 20 (external noise); 22 (ventilation scheme); 30 (landscaping details); 31 (biodiversity enhancements); 32 (details of biodiverse roof); 33 (details of site clearance and bird nesting features); 35 (renewable energy) of planning permission granted on 30/10/2020 under ref: 2020/2470/P are outstanding and require details to be submitted and approved.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer