

Lutti gets the go-ahead for £17m Great Portland Street scheme

Residential design / development firm Lutti has won planning permission for a £17m mixed-use scheme with eight apartments on Great Portland Street, W1.

70-74 Great Portland Street will deliver a GIA of 13,000 square feet, with D1 use on the ground and lower ground floors and eight lateral residential apartments above. The three period terraced properties facing Great Portland Street will be retained, while the rear of the scheme being completely demolished and newly rebuilt. The development has a projected Gross Development Value of around £17m.

Lutti, which is backed by Halkin Investments and is “aggressively pursuing further value add projects across the capital”, has managed to convince Westminster Council to allow a 30% increase in square footage on the existing structure, gained by way of rear and subterranean extension and the introduction of new mansard roofs to numbers 70 and 74 Great Portland Street.

Stanhope Gate Architects has designed the scheme, with Indigo Planning advising. Works are due to start on site in April, less than 12 months on from the original acquisition of the buildings in May last year.



Alireza Sagharchi, founder of Stanhope Gate Architecture: “We are pleased that Stanhope Gate’s particular expertise in design of high quality residential buildings and Architectural interventions in historic city centers has offered a successful design solution for the redevelopment of the Great Portland Street buildings”.

Tom Grogan, Co-Founder of Lutti: “We are delighted to have achieved this very important consent for the redevelopment of our Great Portland Street Scheme and the outcome highlights our competency in delivering results. We have formed a successful relationship with both Stanhope Gate and Indigo Planning, who have ensured that our proposals for Great Portland Street have been designed sensitively, with a focus on high quality accommodation and longevity.”