

Application ref: 2023/0874/L
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Date: 3 July 2023

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Montagu Evans LLP
70 St Mary Axe
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Phoenix Theatre
112 Charing Cross Road
London
WC2H 0JP

Proposal: External and internal works including installation of roof top plant, new opening to rear auditorium including adaptation of seating to accommodate wheelchairs, creation of new and enlargement of existing entrance into the entrance foyer all in association with the existing theatre and works associated with the unlisted Phoenix House.

Drawing Nos:

Existing Drawings

559-PWL-ZZ-ZZ-DR-A-00-010; 559-PWL-ZZ-ZZ-DR-A-00-100; 559-PWL-ZZ-ZZ-DR-A-00-110; 559-PWL-ZZ-ZZ-DR-A-00-120; 559-PWL-ZZ-ZZ-DR-A-00-170; 559-PWL-ZZ-ZZ-DR-A-00-200; 559-PWL-ZZ-ZZ-DR-A-00-201; 559-PWL-ZZ-ZZ-DR-A-00-210; 559-PWL-ZZ-ZZ-DR-A-00-320; 559-PWL-ZZ-ZZ-DR-A-00-330.

Proposed Drawings

559-PWL-ZZ-ZZ-DR-A-PL_100 rev P1; 559-PWL-ZZ-ZZ-DR-A-PL_110; 559-PWL-ZZ-ZZ-DR-A-01_120 rev P1; 559-PWL-ZZ-ZZ-DR-A-01_170; 559-PWL-ZZ-ZZ-DR-A-01_175; 559-PWL-ZZ-ZZ-DR-A-01_200; 559-PWL-ZZ-ZZ-DR-A-PL_201; 559-PWL-ZZ-ZZ-DR-A-01_310; 559-PWL-ZZ-ZZ-DR-A-01_320 rev P3; 559-PWL-ZZ-ZZ-DR-A-01_330 rev P7; 559-PWL-ZZ-ZZ-DR-A-22-400 rev P1; 559-PWL-ZZ-ZZ-DR-A-01_405; 559-PWL-ZZ-ZZ-DR-A-01-415; J1542-2D-Z(00)-003 rev 2A; J1542-2D-Z(00)-005 rev P3A.

Demolition Drawings

559-PWL-ZZ-ZZ-DR-A-DM-100; 559-PWL-ZZ-ZZ-DR-A-DM-110; 559-PWL-ZZ-ZZ-DR-A-DM-200; 559-PWL-ZZ-ZZ-DR-A-DM-320; 559-PWL-ZZ-ZZ-DR-A-DM-330

Supporting documents

Design, Access and Heritage Statement P1 prepared by Pawlik + Wiedmer dated December 2022; Phoenix Theatre Noise assessment report prepared by Sandy Brown Associate dated 27/04/2023; Noise Impact Assessment prepared by NOVA Acoustics Ltd dated 23/05/2023; Access Statement prepared by ATG and Heritage Statement prepared by Montagu Evans dated 16/12/2022.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Existing Drawings

559-PWL-ZZ-ZZ-DR-A-00-010; 559-PWL-ZZ-ZZ-DR-A-00-100; 559-PWL-ZZ-ZZ-DR-A-00-110; 559-PWL-ZZ-ZZ-DR-A-00-120; 559-PWL-ZZ-ZZ-DR-A-00-170; 559-PWL-ZZ-ZZ-DR-A-00-200; 559-PWL-ZZ-ZZ-DR-A-00-201; 559-PWL-ZZ-ZZ-DR-A-00-210; 559-PWL-ZZ-ZZ-DR-A-00-320; 559-PWL-ZZ-ZZ-DR-A-00-330.

Proposed Drawings

559-PWL-ZZ-ZZ-DR-A-PL_100 rev P1; 559-PWL-ZZ-ZZ-DR-A-PL_110; 559-PWL-ZZ-ZZ-DR-A-01_120 rev P1; 559-PWL-ZZ-ZZ-DR-A-01_170; 559-PWL-ZZ-ZZ-DR-A-01_175; 559-PWL-ZZ-ZZ-DR-A-01_200; 559-PWL-ZZ-ZZ-DR-A-PL_201; 559-PWL-ZZ-ZZ-DR-A-01_310; 559-PWL-ZZ-ZZ-DR-A-01_320 rev P3; 559-PWL-ZZ-ZZ-DR-A-01_330 rev P7; 559-PWL-ZZ-ZZ-DR-A-22-400 rev P1; 559-PWL-ZZ-ZZ-DR-A-01_405; 559-PWL-ZZ-ZZ-DR-A-01-415; J1542-2D-Z(00)-003 rev 2A; J1542-2D-Z(00)-005 rev P3A.

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and Heritage Statement prepared by Montagu Evans dated 16/12/2022.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Fully annotated plan, elevation and section drawings of new internal door at a scale of 1:1/1:2 and 1:10.

- b) Fully annotated plans, sections and elevations at a scale of 1:1/1:2 of the remodelled internal seats and of the timber screens. Details as to how and where the removed elements will be stored when wheelchair spaces are in use should also be submitted..

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 The works are likely to increase the size of the curtilage of the listed theatre building by incorporating the existing shop units into the theatre. This may have implications on the list description and on future planning decisions. The theatre owners are therefore encouraged to consider a listing review to take such changes into account, which should be undertaken by Historic England.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer