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Application Ref: **2018/0994/L**  
Please ask for: **Colette Hatton**  
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19 April 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**The Dominion Theatre**  
**268-269 Tottenham Court Road**  
**London**  
**W1T 7AQ**

Proposal:  
Alterations to the seats.  
Drawing Nos: Application form, 2851-101 Site Location Plan, 2851-04 Design and Access Statement, 2851-04-001 Existing Raked Floor, 2851-04-002 Anti Rake Floor.

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:

Application form, 2851-101 Site Location Plan, 2851-04 Design and Access Statement, 2851-04-001 Existing Raked Floor, 2851-04-002 Anti Rake Floor.

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 Once the production of 'Bat Out of Hell' leaves the theatre, the temporary floor will be removed and the original raked seating reinstated.

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 The Dominion Theatre is a grade II listed theatre designed by W and TR Milburn and constructed in 1928-29. It is a steel framed building with a Portland stone façade. Internally there is a grand two storey foyer. The building embodies a transitional phase in the history of theatre design as much of the detailing references cinemas of the period, although the intention was always for it to be used as a theatre.

The theatre is currently showing a production of 'Bat Out of Hell', a musical based on the music of Meatloaf. The set is slightly higher than the usual stage height, and as a result, those sitting in the front six rows have a limited view of the performance.

The proposals seek to rectify this by removing the first six rows of raked seating and installing a temporary higher. Once the temporary floor is installed, the seats are reinstated, providing a better view of the stage.

The fabric of the building is not harmed as a result of the alterations, however the balanced composition of the raked seating is slightly compromised. It is acceptable for this alteration to be insitu whilst the theatre is hosting 'Bat Out of Hell', however the floor should be removed and the seats returned to their original position once the production leaves the theatre. A condition will be added to the consent ensuring this is the case.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has not been advertised in the press and by means of a site notice as the works do not affect the external elements of the building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

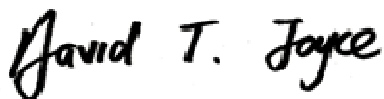
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning