

Application ref: 2024/1143/L
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Development Management
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Syfrets Consulting Ltd
70 Victor Close
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MK42 0FS

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
Camden
W1T 7AQ

Proposal:

Cleaning of stonework to the front facade.

Drawing Nos: H24.035-01-01 Rev LBC; TH24.035-01-02 Rev LBC; TH24.035-01-05 (Method Statement); Dominion Theatre Test Sample photos (5 page document of cleaning trial conducted on 12 March);

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:

H24.035-01-01 Rev LBC; TH24.035-01-02 Rev LBC; TH24.035-01-05 (Method Statement); Dominion Theatre Test Sample photos (5 page document of cleaning trial conducted on 12 March);

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The application building is a grade II listed building, dating from 1928-29. It is a purpose built theatre, designed by W and TR Milburn. The front facade it constructed from Portland stone in a stripped classical design.

The building's special interest is partly derived from its front façade due to its grand composition and detailing which embodies a transitional phase in the history of theatre design, incorporating detailing associated with cinemas from the period.

It proposed to clean the Portland stone façade above ground level to remove surface dirt to better reveal the even colour of the stone beneath. Whilst the flat stone surfaces appear much cleaner, dirt has accumulated in recesses on the façade.

The proposed method for dirt removal sprays a fine powder at low pressure onto the façade which removes surface dirt but does not abrade the stonework beneath. As a consequence, there would be no pitting of the surface, or erosion of decorative features. Two trial areas have been treated and the final finish demonstrates this impact.

The works will leave the appearance of the building unchanged, except for having a cleaner, more even appearance, closer to how it originally appeared when built. The special interest of the listed building would therefore been preserved.

A site notice and press noticed for published. Bloomsbury CAAC and the Theatres Trust were consulted directly. The Theatres Trust responded supporting the application.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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