

Application ref: 2024/2242/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Shaftesbury Theatre
210 Shaftesbury Avenue
London
WC2H 8DP

Proposal:

Replacement of the existing dressing room heating services; removal of fourth-floor metal roller shutter to be replaced with an in-keeping brick wall and timber sash window; energy performance improvements, including a new air source heating and cooling systems and secondary glazing for the back-of-house dressing rooms; replacement of the existing secondary "get-in" door to match the existing dock door; and Fire protection upgrades to back-of-house areas to ensure safe emergency egress affecting a Grade II Listed Building. Drawing Nos: 2203-DP-12-00-DT-A-0010, 2203-DP-12-01-DT-A-0011, 2203-DP-12-02-DT-A-0012, 2203-DP-12-03-DT-A-0013, 2203-DP-12-04-DT-A-0014, 2203-DP-12-EE-DE-A-0020

2203-DP-20-05-DP-A-0005, 2203-DP-20-00-DT-A-0010, 2203-DP-20-01-DT-A-0011, 2203-DP-20-02-DT-A-0012, 2203-DP-20-03-DT-A-0013, 2203-DP-20-04-DT-A-0014, 2203-DP-20-EE-DE-A-0020

2203-DP-21-00-BS-A-0001

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:

2203-DP-12-00-DT-A-0010, 2203-DP-12-01-DT-A-0011, 2203-DP-12-02-DT-A-0012, 2203-DP-12-03-DT-A-0013, 2203-DP-12-04-DT-A-0014, 2203-DP-12-EE-DE-A-0020

2203-DP-20-05-DP-A-0005, 2203-DP-20-00-DT-A-0010, 2203-DP-20-01-DT-A-0011, 2203-DP-20-02-DT-A-0012, 2203-DP-20-03-DT-A-0013, 2203-DP-20-04-DT-A-0014, 2203-DP-20-EE-DE-A-0020

2203-DP-21-00-BS-A-0001

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, including mortar, 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 Before the relevant part of the work is begun, detailed elevations and sections (at 1:20) and/or manufacturer's specifications, in respect of the proposed doors shall be submitted to and approved in writing by the Local Planning Authority

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Historic doors no longer in use are to be salvaged and stored for potential future use on the site.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Doors to be removed shall be salvaged and stored for potential use on the site.

Reason: In the interests of conserving the architectural heritage of the Listed

building in accordance with policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for approval:

The Shaftesbury Theatre, built in 1911, is Grade II listed. It is located within Bloomsbury Conservation Area. The building, which occupies a corner site, is constructed in terracotta, stone, and brick in an elaborate Renaissance style.

The overall effect on Shaftesbury Theatre's significance is considered minor and to have a neutral impact on the Grade II listing. The proposal addresses the improvement of the thermal performance of the building. Removing the previous heating system and unnecessary servicing items and rationalising the Grape Street elevation are welcomed.

The alterations to the back-of-house spaces and the secondary elevation of Grape Street would not harm the significance of the building. Many of the proposed interventions replace modern fabric, which has been heavily adapted over the lifespan of the Edwardian building. The loss of heritage dressing room doors is unfortunate. Still, it is the result of a requirement to improve emergency escape and fire safety. Upgrading rather than replacing these doors was considered unviable due to their current condition and the inability of the industry to certify such upgrade works.

The current proposal is considered not to cause undue harm to the building nor to affect its architectural or historic interest.

A condition is attached to require all new work and work of making good to match the existing adjacent work as closely as possible in materials and detailed execution. This includes the bricks and brickwork to match the existing and lime mortar to match the existing.

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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. 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 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 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.

- 5 The windows should comply with the latest Historic England guidance on historic windows

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



Daniel Pope
Chief Planning Officer