

Application ref: 2024/0183/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Lee/Fitzgerald Architects  
199 Southwark Bridge Road  
London  
SE1 0ED

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Gillian Lynne Theatre**  
**166 Drury Lane**  
**London**  
**WC2B 5PW**

#### **Proposal:**

Replacement of the existing roof top chillers with new roof top chillers and replacement and enlargement of the associated acoustic louvre enclosure all in connection with the existing theatre use.

Drawing Nos: Site location plan dated 17/01/2024; 200/P/03 rev A; 200/P/04 rev A; 200/P/05; Noise Impact Assessment prepared by Ian Sharland dated 11/01/2024.

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

#### **Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans Site location plan dated 17/01/2024; 200/P/03 rev A; 200/P/04rev A; 200/P/05; Noise Impact Assessment prepared by Ian Sharland dated 11/01/2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use of the condenser units at the development, they shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is for the installation of 2 new chillers to replace 2 existing chillers on the flat roof of the 24m high side element to the Gillian Lynne performing arts theatre building on Drury Lane. The length and height of the acoustic enclosure would be increased from 6.5m to 9.7m and 2.3m to 3.5m respectively to accommodate the new chillers. The acoustic enclosure would be finished with powder coated aluminium that would be appropriate for mechanical plant equipment. Given that this is the location of the existing chiller units, and due to the architectural style and age of the building, the proposed height and size of the enclosure would not add any significant bulk and would not have an adverse impact on the character or appearance of the 1970's building.

Limited views of the new enclosure would be possible from Parker Street when looking down Parker Mews due to the height of this part of the building. There

would be no views of the enclosure from longer views due to the heights of the surrounding buildings. Given the very limited views of the plant area from the public realm it is considered that there would be limited impact on the character or appearance of the wider conservation area.

No overheating assessment has been provided in support of the application; however, given that the building serves a theatre it is acknowledged that the use produces substantial heat and there are difficulties around reducing the need to provide cooling in terms of measures further up the cooling hierarchy (non-opening windows). The applicant has provided the details of the efficiency of the system and has confirmed that the proposed chillers have a seasonal energy efficiency ratio of 4.62 which would reduce energy consumption compared to the existing chillers.

Due to the nature and the location of the proposal, there would be no adverse impacts upon neighbouring amenity in terms of loss of outlook, daylight, or privacy. A plant noise impact assessment was undertaken and submitted to assess the impact of the proposed equipment in terms of noise emissions. This has been reviewed by the Council's Environmental Health Officer. Although the installation does not quite meet the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors, the change in level is of negligible significance, and it would not be expected to be perceptible. It is considered that the noise emission levels of the proposed plant would meet the Local Authority criteria during the operating period with the specified mitigation methods. Approval would be subject to conditions requiring compliance with Camden's noise standards.

No objections were received prior to the determination of this application. The Bloomsbury Conservation Area Advisory Committee (CAAC) has confirmed they have no comments to make on the proposal. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1, A4, CC1 and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

- 3 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).
- 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](http://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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer