

Application ref: 2024/3971/P
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Development Management
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London Borough of Camden
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Allan Joyce Architects Ltd
16-20 Bath Street
Nottingham
NG1 1DF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Embassy Theatre - The Royal Central School of Speech and Drama
62-64 Eton Avenue
London
NW3 3HY

Proposal:

Demolition of existing two-storey higher education building and replacement with new two-storey higher education building, with associated hard and soft landscaping

Drawing Nos: Location Plan, 4194 1 (Rev B), 4194 2 (Rev B), 4194 3 (Rev B), 4194 101, 4194 102, 4194 103 (Rev A), 4194 104 (Rev D), 4194 200 (Rev A), 4194 210 (Rev B), 4194 215 (Rev B), 4194 310

Design and Access Statement (Rev A), Environmental noise survey and impact assessment (024455-R02-A) (11 September 2024), Tree Survey and Arboricultural Method Statement (01/08/2024), Tree Protection Plan (Rev A), Fire Statement (JM2908/R1 Issue 1), Biodiversity Net Gain Report (Issue A) (11/09/2024), Preliminary Ecology Appraisal (issue B) (11/09/2024), Cooling Hierarchy Report (07/03/2024), Justification for demolition of Norman Collins Building Superstructure document

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:

Location Plan, 4194 1 (Rev B), 4194 2 (Rev B), 4194 3 (Rev B), 4194 101, 4194 102, 4194 103 (Rev A), 4194 104 (Rev D), 4194 200 (Rev A), 4194 210 (Rev B), 4194 215 (Rev B), 4194 310

Design and Access Statement (Rev A), Environmental noise survey and impact assessment (024455-R02-A) (11 September 2024), Tree Survey and Arboricultural Method Statement (01/08/2024), Tree Protection Plan (Rev A), Fire Statement (JM2908/R1 Issue 1), Biodiversity Net Gain Report (Issue A) (11/09/2024), Preliminary Ecology Appraisal (issue B) (11/09/2024), Cooling Hierarchy Report (07/03/2024), Justification for demolition of Norman Collins Building Superstructure document

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

- 3 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials

c) Details of all boundary treatments including material and design

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.

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 if in CA) of the London Borough of Camden Local Plan 2017.

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

Reason: To ensure that the amenity of occupiers of the development site/

surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to commencement of the above ground works (other than demolition, foundation works, site clearance and preparation), full details of hard and soft landscaping and means of enclosure of all un-built, open areas including boundary treatments, have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 if in of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5 (if incl basement or lightwell) D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall include a full, auditable schedule of site monitoring to be undertaken by the project arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the

permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 The demolition hereby approved shall divert as much demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

- 10 Prior to the occupation of the development hereby permitted, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, and so safeguard the visual amenity of the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

- 11 Prior to commencement of development, full details of Air Source Heat Pumps (ASHPs) and any mechanical ventilation shall be submitted to and approved by the local planning authority. The measures shall be fully provided in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme, and no other system of active cooling shall be implemented.

Reason: In order to minimise energy consumption and following the energy and cooling hierarchies, in accordance with policies CC1, CC2, D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application proposes the demolition of the existing two-storey higher education building and its replacement with a new two-storey higher education building, with associated hard and soft landscaping.

Principle of redevelopment

Policy CC1 of the Local Plan requires all proposals for the demolition of buildings to fully justify the demolition in the context of the efficient use of

resources and carbon emissions. The existing building is pre-fabricated, of low architectural merit and in poor condition (as confirmed at a site visit). Nonetheless a supporting document containing information relating to the condition of the building has been submitted.

The document confirms that the current building is significantly inflexible and would need significant demolition to cater for the proposed use as a multi-use facility which requires more specialised spaces. The current building also does not meet the statutory compliance requirements.

A technical review was undertaken and this confirms that, in order to meet the required needs of the use while retaining the building, the structural frame would have to be removed, a new lift would have to be installed (which is not possible), there are poor services on site, the building performs poorly in terms of thermal insulation and energy performance, the building is not accessible and it fails in terms of compliance with the Equality Act.

Altogether these issues mean that retaining the building cannot be looked at as an option and further means the improvement of the campus facilities would not be able to take place.

The document confirms that there is the intention to keep the slab and extend it, which will save 190kg of carbon. Due to the compromised nature of the building, there is little room to retain further elements of the building and most parts have reached the end of their life. A condition will be placed on the permission to ensure that the existing materials are recycled and not diverted to landfill. As such, and together with the justification for demolition, the Council accepts the building can be substantially demolished without compromising the climate change policies.

Design and Heritage

The application building is located just outside of the western boundary of the Belsize Conservation Area adjacent to the pedestrianised section of Eton Avenue which contains a street market and an entrance to Swiss Cottage Underground Station. There are buildings of various ages on the site, reflecting its evolution as an internationally renowned drama school, with the oldest building to the east of the site being locally listed. The south-west corner of the site has a close relationship with the pedestrianised section of Eton Avenue and has an important role in streetscape terms as it forms a transition from the human scale of the street to the taller and bulkier drama school buildings.

The existing structure on the relevant part of the site, the Norman Collins Building, is of two storeys and of a temporary and functional character, which does not contribute to the character and appearance of the Conservation area. Its removal in terms of design and heritage is therefore acceptable, provided any replacement building is of equal or greater merit.

- 2 The proposed replacement building, housing a drama studio, is to be located in the same position, but will occupy a slightly larger footprint with accommodation extending eastwards incorporating a two-storey element. As such it will be of a similar size to the existing, presenting no issues in terms of height and bulk. It will be accessed independently of the main drama school

building with a glazed entrance on the east side facing onto Eton Avenue, which will be sufficiently legible within the townscape with a strong link to the public highway. The remainder of the building will be of a largely solid appearance reflecting the internal character of the studios.

This provides an opportunity for architectural expression through the use of a sculpted façade, with the potential for architectural distinctiveness and a landmark status proportionate to its size and function within the surrounding urban context. As such, a metal cladding system has been selected which will create depth through a multiplicity of metal planes, potentially with perforations which in hours of darkness could allow the building to light up externally marking the entrance both to the drama school and to the Conservation area. During the application timeline the previous use of Corten steel was not supported by officers, citing the lack of context this material has in this area. This was altered to an aluminium and grey perforated metal system which is considered to be much more successful in this location and more sympathetic. Further details will be secured via condition in relation to facing materials.

Large signage is shown on the drawings however consent for this will be required under a separate advert consent.

The area in between the main building and proposed building will be landscaped, with increased planting and improve the outside areas which would be accessible. Permeable and SUDS compliant materials are also proposed which improves on the existing arrangement. Overall, this is supported and further details will be secured via condition.

To conclude, the proposal would preserve the character and appearance of the Conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Amenity

In terms of amenity, the proposal is only partly taller than the existing building and it has the same footprint as the existing building. The building is stand-alone in nature and due to the separation to the nearest residential properties, it would not adversely impact the amenity of any neighbouring occupiers in terms of outlook, sense of enclosure, loss of daylight/sunlight.

The proposed roof terrace off the first floor would only overlook public areas and not impact any nearby sensitive issues like residential dwellings in terms of overlooking. In terms of noise, adequate noise levels have been predicted for the plant and it is not considered by the Environmental Health Officer, that undue noise levels would result. Noise compliance conditions are attached accordingly.

- 3 Based on the information available and following review by the Council's Nature Conservation Officer, the Biodiversity Gain Plan is acceptable. The landscaping is also of good quality with further conditions attached to secure final details.

No trees are proposed for removal in order to facilitate development and the impact of the scheme on the trees to be retained will be of an acceptable level. The Council's Tree officer has noted that the nearby trees will be protected adequately and necessary conditions are attached accordingly. Arboricultural monitoring details are required and have not been included in the submission. Therefore these will be secured via condition.

Energy and sustainability

The replacement building will be of a modular construction which minimises material wastage, optimises efficiency and it will incorporate MVHR capabilities, which is welcomed. The proposed building will be energy efficient and heated and cooled by air source (variable refrigerant flow) heat pump. Details of implementation and performance will be secured via condition.

Whilst there would be some cooling, as the space will be used for educational needs an element of active cooling is acceptable. A cooling hierarchy statement has been submitted as well that confirms that the building cooling demand is less than the notional part L models as per the GLA guidance.

Transport

The existing secure cycle spaces will be relocated and a new cycle storage area provided. The Council requires high-quality cycle parking in accordance with Local Plan Policy T1, CPG Transport, the London Cycling Design Standards (LCDS), and London Plan Policy T5. Cycle parking details will be secured via condition

There is no motor vehicle access to the building, and no car parking is proposed. The development will be secured car permit-free by legal agreement.

A Construction Management Plan (CMP) using the Council's CMP pro-forma in line with LB Camden guidance on construction management will also be secured by legal agreement in accordance with Local Plan Policy A1. An Implementation support contributions of £4,194 and construction impact bonds of £8,000 for the demolition and construction phases of the development works will be secured by legal agreement in accordance with Local Plan Policy A1 as well.

According to the Design and Access Statement, servicing will remain in line with the existing arrangements. The applicant is asked to explain where exactly the servicing takes place.

Immediately outside of the proposed development is a market six days a week between the hours of 7 am to 7 pm, which is subject to future improvements to trading and the public realm. The Market Development Team has been consulted and are aware the development is taking place. Due to the scale and location of the development it is not considered that it will impact the function and running of the market.

It is not known if the proposal would require any physical alterations to the

public highway. However, a modest highways contribution of £20,000 towards repairing any damage potentially caused to the public highway during construction should be secured by legal agreement.

- 4 The planning history of the site was taken into account when coming to this decision.

Two objections were received, one regarding the loss of education space for students and one regarding the construction of the new building.

The proposed building includes 'multi-use' space. Furthermore, the configuration of the internal spaces for the users is not a planning matter. Disruption during construction will be mitigated under the construction management plan.

The Belsize Conservation Area Advisory Committee commented upon the landscaping and mechanical ventilation. The landscaping issue has been clarified and no further concerns were raised. Meanwhile the details of the ventilation/heat recovery plant will be secured under pre-commencement conditions.

As such, the proposal is in general accordance with policies A1, A2, A3, A4, E1, D2, CC1, CC2, T1, T2, T4, of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 5 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).
- 6 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.
- 7 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.

- 8 Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 07:00 - 19:00 Monday to Friday daily, 08:00 - 13:00 on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.
- 9 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible
- 10 All waste materials and rubbish associated with demolition and/or construction should be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.
- 11 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 12 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a “Biodiversity Gain Site”.
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

13 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising

adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

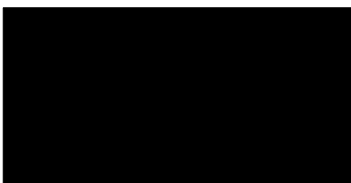
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope

Chief Planning Officer