

Application ref: 2025/1027/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 23 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Drake & Kannemeyer LLP
Ground Floor River Court
The Old Mill Business Complex
Mill Lane, Godalming
Surrey
GU7 1 1EZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Drill Hall
16 Chenies Street
London
WC1E 7EX

Proposal:

Internal alterations to the planform with new openings through masonry walls and added partitioning at GF, replacement of rear elevation timber joinery, and new internal fire doors.

Drawing Nos: 224-04-04_Heritage Statement; PL009 Location Plan; 2001 Record Drawings_LSX0104470; PL010, 011_Proposed works to Doors; Existing Doors Summary of Works; Door Schedule of Works - Re-vA_16.5.2025; PL007-A_Existing and Proposed GF Works; PL008-A_Proposed Works to 1F, 2F, 3F Plans; PL004-A_Proposed GF Lobbies and Corridor Details; A-103-Rev 02_GF Proposed Reception and Rada Office; PL006-A_Proposed Ground Floor WC's; SK01_Basement Fire Screen; 224-11-02 Repair-ing/Renovating/Conserving Timber Sash Windows; PL001-B_Existing and Proposed Rear Elevations; PL002-A, 003-A_Proposed Windows

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:

224-04-04_Heritage Statement; PL009 Location Plan; 2001 Record Drawings_LSX0104470; PL010, 011_Proposed works to Doors; Existing Doors Summary of Works; Door Schedule of Works - RevA_16.5.2025; PL007-A_Existing and Proposed GF Works; PL008-A_Proposed Works to 1F, 2F, 3F Plans; PL004-A_Proposed GF Lobbies and Corridor Details; A-103-Rev 02_GF Proposed Reception and Rada Office; PL006-A_Proposed Ground Floor WC's; SK01_Basement Fire Screen; 224-11-02 Repairing/Renovating/Conserving Timber Sash Windows; PL001-B_Existing and Proposed Rear Elevations; PL002-A, 003-A_Proposed Windows

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 Prior to the removal of any window joinery, a Condition Survey of all units on the rear elevations is to be provided. The survey should confirm the full scope of repairs and/or replacement proposed for each unit.

For all new joinery confirmed to be replaced, manufactures specifications including materials and detail drawings are to be provided, showing:

Plan, elevation and section drawings for each window type at a scale of 1:10 with structural glazing bar details at 1:1

The windows shall not be installed unless in accordance with the approved details.

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 works relate to The Drill Hall, at 16 Chenies Street, which is Grade II Listed on the National Heritage List for England (No. 1242933) and is also located in the Bloomsbury Conservation Area. The building was constructed in 1882-3 by Samuel Knight for the Bloomsbury Rifles and is three-stories set over

basements and constructed in red brick with sandstone dressings in a gothic style. The main Chenies Street facing façade has a tower to the left with recessed entrance porch, 1F cantered bay oriel window, and crenulated parapet. The front façade is decorated with features associated to the Rifle Brigade with a panel depicting a hanging horn, three shields, and carved heads. Original window joinery with leadlight glazing is in-situ throughout. Internally rooms feature gothic chimney pieces, ceilings and walls panelled with diagonally-set deal planks, and timber floors, the metal trussed roof of the main drill hall (now a theatre space) also remains intact.

The building has been occupied by the Royal Academy of Dramatic Arts (RADA) since the 1990s, with subsequent alterations having occurred to facilitate this use - including the addition of fire escape corridors, fire doors, and servicing.

The application relates to upgrades to the internal door joinery and rear windows to comply with fire regulations, reconfiguration of egress corridors, the upgrading of bathrooms including a new accessible toilet at ground floor. Since original submission the scope of works has been substantially revised to better retain historic fabric and feature, including maintaining existing openings and a revised window repair methodology that will retain and repair units with historic glass.

The proposed addition of the accessible WC in the front ground floor room would pose less than substantial harm to the planform and spatial character of this primary space. However, it has been confirmed there is no other operationally and practically viable location the accessible facilities could be located. The toilet pod would not extend to the full height of the room, so the full ceiling plane and original dimensions of the space could still be appreciated, and the timber floor would be covered and protected. This addition would therefore be substantially reversible and the room able to be reinstated if the toilet was no longer required. Works to the fire egress corridors will only affect modern fabric.

On the rear elevation, the main double height staircase window would have the upper three panes replaced with automated louvers that would allow the stairwell to be a primary means of fire escape. Other joinery will be subject to repairs with only lower sashes specifically identified as beyond repair to be replaced like-for-like. The full scope and extent of the rear joinery repairs required will be confirmed through Condition.

All existing internal doors to be replaced are modern fire doors from the 1980s. The proposed new fire doors are not of a traditional or period appropriate fenestration, however the new units would have same effect as the existing condition and no additional harm would be posed. All historic architraves will be retained and reinstated in-situ following any remedial works, and the identified historic doors will be retained.

When considered cumulatively, the public benefits of improving the overall fire safety of the building and provision of accessible facilities, aid to balance the harm posed by the modern, untraditional interventions, and planform alterations.

For the internal works and like-for-like rear joinery replacements to the Grade II building, consultation was not required.

- 2 The site's planning history has been taken into account when making 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 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.

- 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 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.
- 5 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 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer