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Application Ref: **2009/5798/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

9 February 2010

Dear Sir/Madam

## **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**104 - 112 Charing Cross Road**  
**London**  
**WC2H 0JN**

Proposal:  
Erection of new canopy (following removal) on corner of Flitcroft Street and Charing Cross Road and light box from the corner of Charing Cross Road/Flitcroft Street to elevation on Phoenix Street, and works associated with installation of architectural lighting on facade of theatre and associated adverts (Sui Generis).

Drawing Nos: Site location plan; 467: 00.02; 00.03; 00.05; 00.06; 00.07; 01.01; 01.05; 01.06; 01.07; 02.01; 02.02; 02.05; 02.06; 02-07; 02-10; SK01 P1; Sign Detail x 2; Poster Case; Phoenix Theatre - Lighting Design Concept page 30 and page 31; Addendum to Lighting Design Concept; Restoration Schedule of Works.

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 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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The LED lightbox shall only include static illumination and shall not include any elements of moving illumination.

Reason: In order to safeguard the special architectural and historic interest of the listed building and to preserve the special character and appearance of the conservation area in accordance with the requirements of policies B6 (Listed Buildings) and B7 (Conservation Areas) of the London Borough of Camden Replacement UDP 2006.

- 4 The LED lightbox shall not be illuminated after 11pm daily.

Reason:- To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 and SD7A of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 467: 00.02; 00.03; 00.05; 00.06; 00.07; 01.01; 01.05; 01.06; 01.07; 02.01; 02.02; 02.05; 02.06; 02-07; 02-10; SK01 P1; Sign Detail x 2; Poster Case; Phoenix Theatre - Lighting Design Concept page 30 and page 31; Addendum to Lighting Design Concept; Restoration Schedule of Works.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), SD7A (Light pollution), B1 (General design principles), B3 (Alterations and extensions), B4B (Advertisements and signs), B6 (Listed buildings) and B7 (Conservation areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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