

Delegated Report Member briefing		Analysis sheet		Expiry Date:		09/10/2006	
		N/A / attached		Consultation Expiry Date:		15/09/2006	
Officer				Application Number(s)			
Gareth Wilson				2006/3384/P 2006/3389/L			
Application Address				Drawing Numbers			
210 Shaftesbury Avenue London WC2H 8DP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Installation of portakabin to roof of Grade II Listed theatre (Class D2) for temporary use as an additional dressing room.							
Recommendation(s):		1. Full Planning Permission 2. Listed building Consent					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice.					
CAAC/Local groups* comments: <small>*Please Specify</small>		English Heritage: No objection and direct the Council to determine the application in accordance. The Theatres Trust: Raise no objection and support the application Covent garden Community Association: No objection but for a temporary period of two years only. Bloomsbury CAAC: Objects as elevation shows corner can be seen from a distance.					

Site Description

Grade II listed theatre location on the corner of Shaftesbury Avenue and High Holborn. The site is within the Bloomsbury Conservation Area.

Relevant History

None

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B3, B6, B7

Assessment

This application concerns the installation of a portakabin on the roof of the Grade II Listed Shaftesbury Theatre. The scheme is proposed to alleviate a short term space shortage due to the current production requirements for the costume department and for additional dressing rooms/rest areas.

This handsome theatre stands in a highly prominent position at the top end of Shaftesbury Avenue at the junction with High Holborn and overlooking Princes Circus.

The proposed temporary cabin is set back from the front parapet and from the elevation overlooking Grape Street. Despite the objection from Bloomsbury CAAC officers are consider that the proposed cabin will not be visible from the public domain – only from the upper floors of the offices across High Holborn. This is acceptable.

The proposed cabin will essentially be lightweight and will be supported by the existing load bearing walls within the theatre below and by a simple insertion in the adjoining flank wall which will be made good when the cabin is removed. This is acceptable.

This proposal is considered to have a negligible impact on the Listed building both in terms of the historic fabric and visually. It is appropriate to condition the permission to a temporary period and for an appropriate colour to be agreed. Conservation officers suggest grey or brick colour.

Applications recommended for approval.

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