

Mrs Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/1262/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

23 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bloomsbury Theatre
15 Gordon Street
London. WC1H 0AH.

Proposal:

Installation of new plant equipment and enclosure on the roof of the Bloomsbury Theatre.
Drawing Nos: 689-NHA-(PL)299-00, 689-NHA-(PL)300-00, 689-NHA-(PL)301-00, 689-NHA-(PL)311-00, 689-NHA-(PL)312-00, 689-NHA-(PL)313-00, 689-NHA-(PL)314-00, 689-NHA-(PL)315-00, 689-NHA-(PL)320-00, 689-NHA-(PL)321-00, 689-NHA-(PL)322-00, 689-NHA-(PL)323-00, 689-NHA-(PL)324-00, 689-NHA-(PL)325-00, Plant noise impact assessment report' by BDP REP(00)U004 dated 26 February 2015, Heritage and Visual Impact Assessment by Professor Robert Tavernor Consultancy dates 23 February 2015 and Design and Access Statement by Nicholas Hare Architects dated March 2015.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 689-NHA-(PL)299-00, 689-NHA-(PL)300-00, 689-NHA-(PL)301-00, 689-NHA-(PL)311-00, 689-NHA-(PL)312-00, 689-NHA-(PL)313-00, 689-NHA-(PL)314-00, 689-NHA-(PL)315-00, 689-NHA-(PL)320-00, 689-NHA-(PL)321-00, 689-NHA-(PL)322-00, 689-NHA-(PL)323-00, 689-NHA-(PL)324-00, 689-NHA-(PL)325-00, Plant noise impact assessment report' by BDP REP(00)U004 dated 26 February 2015, Heritage and Visual Impact Assessment by Professor Robert Tavernor Consultancy dates 23 February 2015 and Design and Access Statement by Nicholas Hare Architects dated March 2015.

Reason:

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

- 4 External noise level emitted from the plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 and in reference to report 'Plant noise impact assessment report' by BDP, REP(00)U004, dated 26 February 2015 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Any additional steps to mitigate noise shall be taken and all approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed plant and enclosure is considered to be an acceptable addition to the roof of the theatre building. The development would be sited at roof level, sat

behind a higher section of the building which fronts Gordon Street and set back from the rear building lines. Furthermore the enclosure would be constructed in materials to match the parent building to ensure it integrates well. Therefore given its siting and scale it would not cause harm to the integrity of the building and would preserve the character and appearance of the conservation area.

The development will have some impact in terms of design and amenity. With regard to design, the development would be seen in limited views from within the University complex however the enclosure has been design in a material to match the parent building and would be sited as to have minimal impact. As such it is not considered harmful to the character or appearance of the host building or the Bloomsbury Conservation Area. The site is adjacent to the Grade I listed Wilkins building, which also form part of the University campus. Given the siting and scale of the development it is not considered to harm the setting of the adjacent listed building. In respect of amenity the applicant has demonstrated within a noise assessment that given the siting of the development in relation to the nearest residential property there would not be an impact on neighbour amenity. To ensure there would be a minimal impact on the amenity of the area generally a condition will control the level of noise emitted by the plant.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8 and 7.15 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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 Compliance and Enforcement

team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment