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Development Management
 Regeneration and Planning
 London Borough of Camden
 Judd Street
 London WC1H 8ND

**Application for Planning Permission and listed building consent for alterations,
 extension or demolition of a listed building.
 Town and Country Planning Act 1990
 Planning (Listed Buildings and Conservation Areas) Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Replacement of existing roof level plant along the Bloomsbury Street elevation. The proposed plant would be set against the party wall with Sovereign House, (No.212-224 Shaftesbury Avenue) and set within a dark grey (RAL 7043) painted metal enclosure measuring 6.0m long x 2.4m width and 2.4m high. This unit would be pulled back from the existing roof parapet by 6.2m and project above the parapet by approximately 1.85m.

Has the development or work(s) already started? Yes No If Yes, please state the date when the development or work(s) were started:

Has the development or work(s) been completed? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	210	Suffix:	
House name:	The Shaftesbury Theatre		
Street address:	Shaftesbury Avenue		
Town/City:	London		
County:	Camden		
Postcode:	WC2H 8DP		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	530120
Northing:	181370

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Paul,
With regard to the above mentioned pre-application and our meeting held on Wednesday 14/10/2015 I have the following comments:
Proposal
It is proposed to replace existing roof level plant along the Shaftesbury Avenue elevation. The proposed plant would be set against the party wall with No.212 Shaftesbury Avenue and set within a painted dark grey enclosure measuring 5m depth x 3.5 width and 3m high.
The principle of the proposal and design
The principle of the replacement plant at roof level is considered to be acceptable. The enclosure would be recessed sufficiently away from the Shaftesbury Avenue elevation and alongside a blank party wall with No.212 Shaftesbury Avenue. The proposal would therefore be screened or significantly hidden from public views. Given the proposals proximity and orientation with surrounding residential buildings, the enclosure would also be significantly obscured from private views.
Whilst the Shaftesbury Theatre is Grade II listed, different elements of the building have varying levels of significance, as highlighted in its list entry description. Where the external façade, internal fixtures and arrangement are noted, the main roof, other than the corner tower is noticeably omitted. Much of this can be attributed to the theatre building evolving over the decades from hosting melodrama to musicals and the requirement of a fly tower, along with modern day plant/machinery requirements at this level.
Given the nature, extent, size and position of the proposal, the plant would preserve and enhance the special interest of the grade II listed buildings as well as the character and appearance of the conservation area in compliance with policies CS14; DP24 and DP25.
The proposal should provide a heritage statement to ensure the proposal would preserve and enhance the special interest of the grade II listed buildings.
Noise impact and amenity
Policy DP28 states that the Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:
- development likely to generate noise pollution; or
- development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided
An acoustic report prepared by a qualified acoustician should be submitted with the application which should include the following information:
- the existing background noise levels measured over 24hrs
- proposed noise output
- the measures proposed to reduce noise, fume emissions and vibration
- cumulative noise levels including all existing and proposed units and
- the method used to compile the report and examples of the calculations and assumptions made the system manufacturers specifications
The acoustic report would need to demonstrate that the proposed noise levels from the air conditioning units comply with Table E of policy DP28 (page 133 of the LDF Development Policies Document). Further guidance can also be found in CPG 6 – Amenity (Chapter 4 – Noise and Vibration). Both documents are available to download from our website.
If it can be demonstrated that the noise levels would comply with this policy, then the proposal would be acceptable.
Conclusion
In light of the above advice, I consider that the proposed plant units may be considered acceptable provided that it meets the noise criteria outlined in policy DP28. This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.
Thank you for using Camden's pre-application advice service.
Gideon Whittingham BA. B.Sc. Dip TP Senior Planning Officer (East Area Team)
Regeneration and Planning
Culture and Environment
London Borough of Camden
Telephone: 020 7974 5180
Web: camden.gov.uk
2nd floor
5 Pancras Square
London N1C 4AG

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

EXTERNALLY

- Local area of demolition required to modern brickwork parapet at roof level to allow installation of metal container. Brick on edge parapet to be restored at the same height once unit is installed.

- Drilling into brick parapet required to allow installation of metal cradle frame. (See Elevation 1, MJC Drawing 2470-002)

- Removal of 2 No. modern domed GRP rooflights, openings to be filled with timber joists and new roof to cover entire area of roof.

INTERNALLY

- Minimal removal of modern plasterboard ceilings to the Front of House female WC's will be required to allow for the installation of two number new structural steel beams in ceiling void. Plasterboard to be made good upon installation.

- Local demolitions in modern brickwork walls will be required around the ends of these two beams to install concrete padstones onto which the steels will rest.

Plasterboard wall finishes to be made good upon completion of installation.

- Local demolitions into original flanking brickwork walls will be required around the ends of these two beams to install concrete padstones onto which the steels will rest.

Plasterboard wall finishes to be made good upon completion of installation.

- Ceiling around rooflights to be made good with new plasterboard following removal of rooflights. Colour to match existing.

Please refer to Structural Engineer Michael Jackson Consulting (MJC) drawings 2470-001C & 2470-002

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building?

Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

External walls - add description

Description of *existing* materials and finishes:

Timber, bituminous roofing, GRP and plastic services tanks and enclosures.

Description of *proposed* materials and finishes:

Painted metal box and steel support frame - all Dark grey finish in RAL 7043.

Roof covering- add description

Description of *existing* materials and finishes:

Areas of bituminous roofing

Description of *proposed* materials and finishes:

Replacement bituminous roofing and infill of modern rooflights.

Ceilings - add description

Description of *existing* materials and finishes:

Removal of internal modern plasterboard.

Description of *proposed* materials and finishes:

Replacement of modern plasterboard, colour to match existing.

Internal walls - add description

Description of *existing* materials and finishes:

Removal of internal modern plasterboard.

Description of *proposed* materials and finishes:

Replacement of modern plasterboard, colour to match existing.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

Yes No

If Yes, please state plan(s)/drawing(s) references:

Please refer to Bennetts Associates drawings 1219-P-108 & 1219-P-340 and MJC drawings 2470-001C & 2470-002

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Site is the Shaftesbury Theatre. Area of works proposed at roof level with minor interior enabling and making good works required to a modern roof level extension which forms the Front of House Female WC.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

963.5	sq.metres
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26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The majority of the structure will be fabricated off site and craned into position once the existing structure has been prepared with regards to new padstones. New container will house replacement boilers for the theatres heating supply.
An acoustic Environmental Noise Impact Assessment has been undertaken by Gillieron Scott Acoustic Design to ensure that any noise generated by the mechanical plan is minimised or mitigated prior to installation.
Please refer to Gillieron Scott report - 1219_2.5_151118_GSA Shaftesbury Theatre Environmental Noise Impact Assessment_RevA.

Is the proposal for a waste management development?

Yes No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 14 – Town and Country Planning (Development Management Procedure) (England)
Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date