

Mr. Paul Bowman  
Bennetts Associates Architects  
1 Rawstone Place  
London  
EC1V 7NL

Application Ref: **2016/0059/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

9 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Shaftesbury Theatre**  
**210 Shaftesbury Avenue**  
**London**  
**WC2H 8DP**

Proposal:

Replacement of roof level plant set within enclosure along Bloomsbury Street elevation (adjacent to No.212-224 Shaftesbury Avenue).

Drawing Nos: Design & Access Statement (ref: 1219\_3.0) , prepared by Paul Bowman dated 18th December 2015, 1219-P-100, 1219-X-108, 1219-X-330, 1219-X-340, 1219-P-108, 1219-P-330, 1219-P-340, 2470-002, 2470-001 C, 1219 (SK)122, Shaftesbury Theatre Environmental Noise Impact Assessment 01122015, prepared by Gillieron Scott Acoustic Design, dated 01/12/2015.

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 policies 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 [Design & Access Statement (ref: 1219\_3.0) , prepared by Paul Bowman dated 18th December 2015, 1219-P-100, 1219-X-108, 1219-X-330, 1219-X-340, 1219-P-108, 1219-P-330, 1219-P-340, 2470-002, 2470-001 C, 1219 (SK)122, Shaftesbury Theatre Environmental Noise Impact Assessment 01122015, prepared by Gillieron Scott Acoustic Design, dated 01/12/2015.]

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

- 4 The external noise level emitted from plant, machinery or equipment of the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, or by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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.

- 5 Prior to use, machinery, plant or equipment or extract/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 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).

- 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 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.

- 3 Reasons for granting permission.

In the process of implementing conditional planning permission and listed building consent 2012/2366/P & 2012/2470/L, the opportunity to rationalise and update the existing and sporadic roof level plant has arisen.

The existing roof level plant is located along the Bloomsbury Street elevation, adjacent to No.212-224 Shaftesbury Avenue and is the subject of private long views along Grape Street and Shaftesbury Avenue.

The proposal would rationalise the existing plant at roof level within a single acoustic container, again adjacent to No.212-224 Shaftesbury Avenue. The further recessed position, located 6m away from the façade would therefore be significantly hidden from the public realm. Associated alterations to the roof will also take place including the reinforcement of the roof (beneath the proposed plant) and the removal of a number of rooflights adjacent.

The equipment will not create any visual clutter or damage any historic fabric. The removal of the existing externally-mounted plant will further enhance the appearance of the Bloomsbury Street elevation and the surrounding conservation area.

A noise report has been submitted which predicts that the noise level from the plant would not exceed the minimum background level at the nearest noise sensitive receptor. The noise report has been assessed and is considered acceptable subject to suitable conditions.

Due to its location, the proposal will not harm the amenity of any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

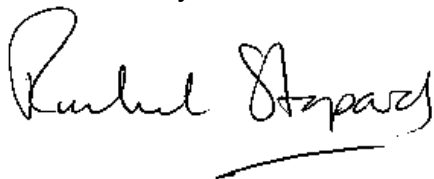
As such, the proposed development is in general accordance with policies CS5, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard  
Director of Culture & Environment