

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

Application Ref: **2016/0612/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

9 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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 Noise and Licensing Enforcement Team, 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.
- 4 Reasons for granting listed building consent.

In the process of implementing conditional planning permission and listed building

consent 2012/2366/P, 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 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. The proposal is thus considered to preserve the appearance and special interest of the Grade II listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

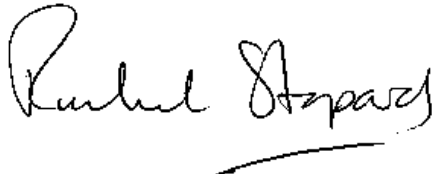
Historic England have issued an authorisation to determine this application.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 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 and paragraphs 14, 17, 56-68 and 126-141 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.

Rachel Stopard
Director of Culture & Environment

