

Miss Helen Matravers  
15-16 Triton Street  
Regent's Place  
London  
NW1 3BF

Application Ref: **2016/1529/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

29 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**The New Diorama Theatre**  
**15-16 Triton Street**  
**London**  
**NW1 3BF**

Proposal:

Erection of single storey outbuilding in the yard to the rear of the New Diorama Theatre to provide additional ancillary office space.

Drawing Nos: Drawing 1 - Proposed N & S elevations, Drawing 2 - Proposed E & W elevations, Drawing 3 - Existing & proposed plans, Drawing 4 - Existing N & S elevations, Drawing 5 - Existing E & W elevations, site location plan received 18/03/2016.

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 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: Drawing 1 - Proposed N & S elevations, Drawing 2 - Proposed E & W elevations, Drawing 3 - Existing & proposed plans, Drawing 4 - Existing N & S elevations, Drawing 5 - Existing E & W elevations, site location plan received 18/03/2016.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed outbuilding would replace an existing steel-constructed shed in the yard to the rear of the theatre. The outbuilding would be located in the same location and would be slightly lower than the existing structure, measuring 8.5m deep, 3.7m wide and 2.7m tall.

The outbuilding would be below the boundary wall, resulting in minimal views of the development from the surrounding area at ground level. Existing planting along the eastern boundary wall would help to further block any potential views of the outbuilding, and it would only be visible from the immediately adjacent offices on the floors above and the rear of the residential properties on Longford Street to the north. The development is considered to be an improvement on the existing shed, clad in dark grey metal with glazed doors to the north and south elevations and an obscure-glazed panel to the western elevation. The development is therefore considered to preserve and enhance the appearance of the host building and wider area.

With a footprint of 31sqm, the development would leave 63sqm of outside amenity space for the theatre which is considered acceptable.

The nearest residential properties are at least 25m north of the site on Longford Street. Although the outbuilding would feature glazed doors on the northern elevation, the development would not harm the privacy of neighbouring occupants who are located well over the minimum distance recommended between directly overlooking neighbours of 18m. Likewise, the development would not impact neighbouring amenity in terms of a loss of daylight/sunlight or loss of outlook.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2015; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

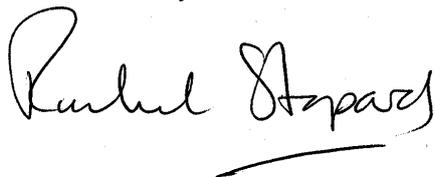
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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



Rachel Stopard  
Director of Supporting Communities

