

Date: 25/03/2014
Our ref: 2014/1105/PRE
Contact: Sally Shepherd
Direct line: 020 7974 4672
Email: sally.shepherd@camden.gov.uk

East Area Team
Planning and Regeneration
Culture & Environment Directorate
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

Mr Stephen Moore
By email

Tel: 020 7974 4672
Fax: 020 7974 1680
www.camden.gov.uk/planning

Dear Mr Moore,

Pre-planning Application Advice
Proposals at New London Theatre, 166 Drury Lane, London, WC2B 5PF

Thank you for submitting a pre-planning application enquiry for the above property which was received on 05/02/2014. The following documents were submitted with the pre-app: EC12921/DWG/01; PH001; PH002; PH003; PH004; PH005; drawing titled 'Option F'; GA/008.

Site description

The property is a theatre located in the Covent Garden Area bounded by Drury Lane to the southwest, Parker Street to the south-east, Parker Mews to the northeast and Macklin Street to the northwest. The building is between four and seven storeys and is a modern construction with a near completely glazed wall facing Parker Street.

The site is located in the Seven Dials (Covent Garden) conservation area and is noted as making a positive contribution to the character and appearance of the conservation area. The site is not listed.

Relevant planning history

None relevant

Relevant policies and guidance

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

For a valid application, I would advise you to submit the following:

- Completed form – full planning permission
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Full acoustic report (details of what this should include are above)
- Design and access statement
- The appropriate fee (£385)
- Photographs are helpful to provide site context

Conclusion

In light of the above advice, I consider that the installation of 3 x air-conditioning units set within an acoustic louvre would be 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.

If you have any queries about the above letter or the attached document please do not hesitate to contact Sally Shepherd on 020 7974 4672.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Sally Shepherd

Planning Officer
East Area Team

Mr Stephen Moore
Mitchell Price
62 Great Suffolk Street
London
SE1 0BL

Application Ref: **2015/1274/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 2555

26 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**New London Theatre
Parker Street
London
WC2B 5PF**

Proposal:
Installation of 3 x air conditioning units set within acoustic enclosure at seventh floor level.
Drawing Nos: P001, P002, P003, PH01, PH02, PH03, PH04, S11304Q.2 and S11304Q.3

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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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.

- 4 The air conditioning units hereby approved shall not be operational until their respective enclosure has been fitted. The enclosure shall permanently be retained thereafter.

Reason: To Safeguard the amenity of nearby residents 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.

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