

Tom Wilson  
Haworth Tompkins Limited  
33 Greenwood Place  
London  
NW5 1LB

Application Ref: **2017/1556/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

17 October 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**41 Earlham Street  
London  
WC2H 9LX**

Proposal: Erection of roof extension, new roof top plant and plant enclosure, including fenestration works, Donmar Warehouse Theatre.

Drawing Nos: 1445-HT-XP-100 rev. E, 1445-HT-XP-101 rev. E, 1445-HT-XP-102 rev. E, 1445-HT-XP-103 rev. E, 1445-HT-XP-104 rev. E, 1445-HT-XP-105 rev. E, 1445-HT-XP-106 rev. E, 1445-HT-XP-107 rev. D,

1445-HT-XS-200 rev. E, 1445-HT-XS-201 rev. E, 1445-HT-XS-202 rev. D, 1445-HT-XS-203 rev. E, 1445-HT-XS-204 rev. D,

1445-HT-XE-350 rev. C, 1445-HT-XE-351 rev. C, 1445-HT-XE-352 rev. C, 1445-HT-XE-353 rev. C, 1445-HT-XE-363 rev. C,

1445-HT-P-100 rev. E, 1445-HT-P-101 rev. E, 1445-HT-P-102 rev. E, 1445-HT-P-103 rev. E, 1445-HT-P-104 rev. E, 1445-HT-P-106 rev. E, 1445-HT-P-107 rev. D, 1445-HT-S-201 rev. E, 1445-HT-S-202 rev. D, 1445-HT-S-204 rev. E,

1445-HT-E-350 rev. D, 1445-HT-E-351 rev. C, 1445-HT-E-352 rev. C, 1445-HT-E-360 rev. C, 1445-HT-E-361 rev. C, 1445-HT-E-363 rev. C, Donmar Warehouse Appendix 1 (February 2017) and site location plan.



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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1445-HT-XP-100 rev. E, 1445-HT-XP-101 rev. E, 1445-HT-XP-102 rev. E, 1445-HT-XP-103 rev. E, 1445-HT-XP-104 rev. E, 1445-HT-XP-105 rev. E, 1445-HT-XP-106 rev. E, 1445-HT-XP-107 rev. D,

1445-HT-XS-200 rev. E, 1445-HT-XS-201 rev. E, 1445-HT-XS-202 rev. D, 1445-HT-XS-203 rev. E, 1445-HT-XS-204 rev. D,

1445-HT-XE-350 rev. C, 1445-HT-XE-351 rev. C, 1445-HT-XE-352 rev. C, 1445-HT-XE-353 rev. C, 1445-HT-XE-363 rev. C,

1445-HT-P-100 rev. E, 1445-HT-P-101 rev. E, 1445-HT-P-102 rev. E, 1445-HT-P-103 rev. E, 1445-HT-P-104 rev. E, 1445-HT-P-106 rev. E, 1445-HT-P-107 rev. D, 1445-HT-S-201 rev. E, 1445-HT-S-202 rev. D, 1445-HT-S-204 rev. E,

1445-HT-E-350 rev. D, 1445-HT-E-351 rev. C, 1445-HT-E-352 rev. C, 1445-HT-E-360 rev. C, 1445-HT-E-361 rev. C, 1445-HT-E-363 rev. C, Donmar Warehouse Appendix 1 (February 2017) and site location plan.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of the use of the plant equipment, automatic time clocks shall be fitted to the equipment hereby approved, to ensure that the plant does not operate between 11pm and 7am.

The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1 and TC1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of works to the rooftop plant area, full details of all plant equipment, with an accompanying noise report demonstrating how it will meet the requirements of condition 4, shall be submitted to and approved in writing by the local planning authority. The submission shall include details of all acoustic mitigation and anti-vibration measures.

Use of the plant equipment shall not commence until any acoustic and vibration mitigation measures as approved are installed. The plant equipment and mitigation measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission.

The proposed dormer is not considered to cause harm to the character or setting of the listed building or the Seven Dials Conservation area given its size, siting and design. In relation to the host property it is considered to be a subordinate addition. In addition it will not result in a loss of historic fabric and does not affect the form of a significant historic roof profile.

Views of the plant and roof extension will be limited from the street given their siting on the roof and the alterations to the front entrance are considered to be minor. Therefore it is considered that the proposal will not cause harm to the character of the listed building or the setting of the Seven Dials Conservation Area.

Although, it is noted that the roof extension will result in some loss of outlook to the nearest residential occupiers at 33 Neal Street, given the hipped roof design this property will still have views across it. The submitted daylight and sunlight report indicates that the development is unlikely to have a significant impact in terms of loss of light. In general it is considered that the proposed external alterations will not harm the amenity of neighbouring properties subject given their siting.

A noise impact assessment was submitted with the application to assess the plant machinery, however details of the plant and equipment have not been finalised by the applicant and the document only outlines the nominal background level to be used in any subsequent assessment. Environmental Health officers have recommended that conditions securing the details of the external noise level emitted from plant/machinery/ equipment and mitigation measures should be secured. A further condition restricting the hours of operation has been attached to this application.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The Council's Conservation Officer has assessed the proposals and does not object to the development.

A comment was received, following the statutory consultations, from the Covent Garden Community Association concerning suggested conditions relating to the control and maintenance of the plant equipment, including hours of operation. Officers consider that the conditions attached to the decision notice are adequate to mitigate the development and respond to the request. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

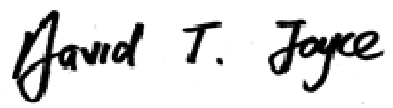
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning