

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

Application Ref: **2017/1558/L**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

17 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Earlham Street
London
WC2H 9LX

Proposal: Internal and external works in association with erection of roof extension, new roof top plant and plant enclosure, including fenestration works - new main entrance door and screen; and new windows on to light well. 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 Listed Building Consent subject to the following conditions:

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 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Detailed drawings or specifications as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Junctions of new fabric with, and measures of protection for, or methods of fixing

into nineteenth-century brickwork and columns in the ground-floor foyer area.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of Camden's Local Plan (2017).

Informative(s):

- 1 The new dormer proposed for the auditorium will not result in loss of historic fabric, nor affects the form of a significant historic roof profile, given that the existing pitched roof is of modern construction and is not importantly connected to past uses. The enlargement is therefore acceptable and makes the function of the structure more legible. The proposed design of the new entrance respects the character of the listed building and confirms with the rhythm and portions of the neighbouring properties along Earham Street and therefore has an acceptable impact.

The plant and its enclosing structure will not be visible from public spaces. The proposed enlarged hipped lean-to roof with a lightweight rainscreen structure, visually separating it from the larger, brick and slate stage-house, which contains some historic fabric, is a sensitive and appropriate way to enlarge the enclosure. It is not considered to cause harm to the historic fabric.

The internal alterations are almost exclusively affecting the fabric introduced as part of the theatre's original phase of construction, and not more significant nineteenth-century fabric in front-of-house and circulation areas. These alterations are therefore not considered to cause harm to the listed building.

The proposals for accessibility improvements in the foyer and upper-floor circulation areas, to include reorganisation and refurbishment of the lift and relocation of the box office desks, are considered to enhance the special interest of the building by revealing more of the original columns, brick vaulting and exposed-brick walls. The addition of a platform lift and other new fixtures will in no case result in irreversible damage to historic fabric, and so cause no harm. A condition is attached to determine the details of the junctions with, measures of protection for, or methods of fixing into nineteenth-century brickwork and columns in the ground-floor foyer area.

The auditorium does not contain fabric of special interest except in the exterior walls, which are in some cases those of the historic warehouse, but no alterations are proposed in their vicinity which could impact upon significant historic fabric. Therefore it is considered that no changes to the auditorium or back of house areas have any impact on the special interest of the listed building.

Overall it is considered that the special interest of the listed building is not greatly affected by the proposed works. The scale, arrangement and detailed design of

additions to the roof and to the lobby are all arranged to defer to the most important historic fabric and cause no harm. Other changes to the interior-fit out and to actual back-of-house and auditorium facilities affect no historic fabric, and so cause no harm, and generally introduce a high-quality new design to the theatre which sustains the best of the spirit of the original conversion, insofar as it is now part of the listed building's special interest. The proposals do not harm the special interest of the listed building.

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 site's planning history has been taken into account when coming to this decision.

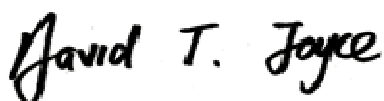
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

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