

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="The Theatre of Comedy Company"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="The Shaftesbury Theatre"/>		Telephone number:	<input type="text"/>	
	<input type="text" value="210 Shaftesbury Avenue"/>		Mobile number:	<input type="text"/>	
Town/City:	<input type="text" value="London"/>		Fax number:	<input type="text"/>	
Country:	<input type="text"/>		Email address:	<input type="text"/>	
Postcode:	<input type="text" value="WC2H 8DP"/>				
Are you an agent acting on behalf of the applicant?			<input checked="" type="radio"/> Yes	<input type="radio"/> No	

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Paul"/>	Surname:	<input type="text" value="Bowman"/>
Company name:	<input type="text" value="Bennetts Associates Architects"/>				
Street address:	<input type="text" value="1 Rawstorne Place"/>		Telephone number:	<input type="text" value="02075203300"/>	
	<input type="text"/>		Mobile number:	<input type="text"/>	
Town/City:	<input type="text" value="London"/>		Fax number:	<input type="text"/>	
Country:	<input type="text"/>		Email address:	<input type="text" value="paul.bowman@bennettsassociates.com"/>	
Postcode:	<input type="text" value="EC1V 7NL"/>				

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The proposed works to the Theatre are based on a balanced approach to the existing building, and include the following beneficial interventions;

- Integrate the Theatre into London Borough of Camden's West End Project;
- Protect and enhance the splendour of the listed building;
- Upgrade the theatre's facilities to meet the needs of modern audiences;
- Ensure audience and staff security;
- Improve the financial viability of the theatre;
- Deliver a sustainable building that is easily and safely maintained.

3. Description of Proposed Works

To achieve these aims the following areas of work are proposed:

- Partial demolition of a front of house existing stair to be replaced by new feature stair;
- Full demolition of a back of house stair to form new floor area on High Holborn elevation;
- Partial demolition in the minor bay of Bloomsbury Street elevation to form new entrance off Princes Circus;
- Form new glazed entrance with metal canopy to contain integrated lighting and signage;
- Repair facade terracotta reforming old openings and installing new openings to restore facade symmetry;
- Rationalise external signage and lighting, replace with LED;
- Refurbish existing foyers, removing modern fit out, replace with contemporary fittings where required;
- Replace auditorium seating, stagger seats and improve seating provisions to include wheelchair positions and oversized seats;
- Repair and redecorate auditorium decorative finishes, restoring period features where feasible;
- Rationalise technical provisions within auditorium;
- Relight auditorium with LED lighting;
- Replace auditorium ventilation and distribution systems;
- Rationalise audience facilities including bars and WCs to achieve modern standards, including opening up of bar entrances;
- Form new basement box on Bloomsbury Street and High Holborn;
- Form a cross over corridor around the back of the stalls providing sound and light locks to the stalls;
- Form new subterranean Hospitality Suite in existing below pavement vaults High Holborn;
- Minor demolitions to internal partitions across Royal & Grand level tower;
- Reconfiguration/rationalisation of back of house administrative spaces for staff;
- Replace roof membrane;
- Rationalise and replace roof level plant.

For full scope please refer to Design & Access report and drawings.

Has the development or work(s) already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

For information related to access please refer to Design & Access Statement - Section 6: Access.

Drawings:

1702-P-100 - Proposed Plan, Ground Floor, Lower Royal Circle

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Please refer to Design & Access Statement - Section 7.0 for further information.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Please refer to Design & Access Statement - Section 7.0 for further information.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

Which of the following does the proposal involve?

a) Total demolition of the listed building Yes No

b) Demolition of a building within the curtilage of the listed building Yes No

c) Demolition of a part of the listed building Yes No

What is the total volume of the listed building? m³ What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

The following areas are proposed for demolition or opening up:

- Partial demolition of a front of house existing stair to be replaced by new feature stair;
- Full demolition of a back of house stair to form new floor area on High Holborn elevation;
- Partial demolition in the minor bay of Bloomsbury Street elevation to form new entrance off Princes Circus;
- Repair facade terracotta reforming old openings and installing new openings to restore facade symmetry;
- Remove external signage and lighting;
- Remove modern fit out and bars, replace with contemporary fittings where required;
- Replace auditorium seating;

9. Demolition

- Remove technical provisions within auditorium;
- Remove auditorium ventilation and distribution systems;
- Form a cross over corridor around the back of the stalls, demolishing rear wall and floor slab;
- Minor demolitions to internal partitions across Royal & Grand level tower;
- Remove roof membrane;
- Remove roof level plant.

For full scope please refer to Design & Access report and drawings.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

- The proposed works to the Theatre are based on a balanced approach to the existing building, and include the following beneficial interventions;
- Integrate the Theatre into London Borough of Camden's West End Project;
 - Protect and enhance the splendour of the listed building;
 - Upgrade the theatre's facilities to meet the needs of modern audiences;
 - Ensure audience and staff security;
 - Improve the financial viability of the theatre;
 - Deliver a sustainable building that is easily and safely maintained.

For full scope please refer to Design & Access report and drawings.

10. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to the Design & Access Statement. Existing drawings include proposed demolitions shown in red. Also included are Retained/Removed/Proposed sketches for comparison between existing, proposed and demolitions.

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

13. Vehicle Parking

No Vehicle Parking details were submitted for this application

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials

Ceiling - description:

Description of *existing* materials and finishes:

Existing, modern plasterboard ceilings throughout back and front oh house areas.
Decorative lathe and plaster ceilings in main auditorium (modern plasterboard below circles) and lozenge foyer area.

Description of *proposed* materials and finishes:

Replacement of existing plasterboard with new where effected by proposed works.
Repair to decorative lathe and plaster ceilings in main auditorium and lozenge foyer area.
Exposed concrete coffers and beams to be used in bar and basement box areas.

External Doors - description:

Description of *existing* materials and finishes:

Existing raised and field timber doors, some with glazed lights. Painted finish.

Description of *proposed* materials and finishes:

Repairs to existing timber doors. Adaption of existing raised and field to replace some panels with glass. Painted finish.
New entrance doors on Bloomsbury Street elevation to be contemporary metal frame with double glazed glass units. Anodised paint finish.

External Walls - description:

Description of *existing* materials and finishes:

Decorative faience, brick.
Steel canopy structure with glazed infill panels.
Steel signage.

Description of *proposed* materials and finishes:

Repairs to existing decorative faience & brick.
New entrance canopy on Bloomsbury Street elevation to be contemporary metal frame. Anodised paint finish.

Floors - description:

Description of *existing* materials and finishes:

Carpet throughout with original pattern.

Description of *proposed* materials and finishes:

Carpet to be replaced. In public areas a more robust materials to be used in tandem with carpet.

Internal Doors - description:

Description of *existing* materials and finishes:

Existing raised and field half glass timber doors, some with glazed lights. Painted finish.

Description of *proposed* materials and finishes:

Where required existing doors to be retained, refurbished and re-used. Painted finish.
New doors to be contemporary either timber or metal frame (new foyer). Painted finish.

Internal Walls - description:

Description of *existing* materials and finishes:

Combination of existing brick plastered walls and plasterboard on studs.

Description of *proposed* materials and finishes:

Replacements to be in combination of existing brick plastered walls and plasterboard on studs.

Roof covering - description:

Description of *existing* materials and finishes:

Single ply membrane roof over concrete deck.

Description of *proposed* materials and finishes:

New bituminous double/triple ply membrane roofing.

Windows - description:

Description of *existing* materials and finishes:

Existing timber frame windows with stained glass infill. Painted finish.

Description of *proposed* materials and finishes:

Repairs to existing timber windows and glass where required.
New windows to match existing. Painted finish.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to Design & Access Statement, Section 4.8 Materials & Character.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to JMS Proposed Preliminary Drainage Layout EX17_088_11_001

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

18. Existing Use

Please describe the current use of the site:

Theatre (Sui Generis)

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

18. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

21. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

21. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	3,245	0	215.7	215.7
Total	3,245	0	215.7	215.7

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	196	10	
Proposed employees	208	16	

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other	<input type="text" value="08:00:00"/>	<input type="text" value="23:00:00"/>	<input type="text" value="08:00:00"/>	<input type="text" value="23:00:00"/>	<input type="text" value="10:00:00"/>	<input type="text" value="22:00:00"/>	<input type="checkbox"/>

25. Site Area

What is the site area?

1,307.80

sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Theatre usage (Sui Generis)

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

29. Certificates (Certificate B)

Certificate of Ownership - Certificate B Certificates under Article 14 – Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="London Borough of Camden"/>	<input type="text" value="13/11/2017"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text" value="Aidan Brookes - Principal Lawyer"/>	
Street: <input type="text" value="9th Floor, 5 Pancras Square"/>	
Locality: <input type="text" value="c/o Camden Town Hall, Judd Street"/>	
Town: <input type="text" value="London"/>	
Postcode: <input type="text" value="WC1H 9JE"/>	

29. Certificates (Certificate B)

Title: First name: Surname:
Person role: Declaration date: Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date