

Public Document Pack

LONDON BOROUGH OF CAMDEN
PLANNING COMMITTEE
THURSDAY 22ND FEBRUARY 2018

SUPPLEMENTARY AGENDA

ITEMS ON THE AGENDA

Item 7(1) 150 Holborn, London, EC1N 2NS

Supplementary information (**Pages 5 – 6**)

Item 7(2) Building Q1, King's Cross Central, York Way, London, N1C 4UZ

Supplementary information (**Pages 7 – 8**)

Item 7(3&4) Ambassadors Theatre, West Street, London, WC2H 9ND

Supplementary information (**Pages 9 – 11**)

Items 7(5&6) Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place, London, NW1 7JE

Supplementary information (**Page 12**)

Item 7(7) Maple House, 141-150 Tottenham Court Road, London, W1T 7NF

Supplementary information (**Page 13**)

Item 7(9) 20 Albert Terrace Mews, London, NW1 7TA

Supplementary information (**Page 14**)

WRITTEN SUBMISSIONS

Items 7(5&6) Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place, London, NW1 7JE

A written submission commenting on the application has been received from the Geneva Management Group, owners of neighbouring properties. (**Pages 17 – 18**)

Item 7(9) 20 Albert Terrace Mews, London, NW1 7TA

Written submissions objecting to the application have been received from:

- Neil and Suzanne Chappell, local residents; (**Page 19**)
- Deborah Sacks, local resident; (**Page 20**)
- Raj Haddon, local resident. (**Page 21**)

Supplementary Information for Planning Committee

22nd February 2018

Agenda Item: 7(3 & 4)
Application Numbers: 2016/4869/P & 2016/5032/L
Address: Ambassadors Theatre, West Street, London, WC2H 9ND

1. Clarifications

Call-in procedure

- 1.1 Under section 77 of the Town and Country Planning Act 1990, the Secretary of State has power to direct a local planning authority to refer an application to him for decision, this is known as “call-in”. The Secretary of State will, in general, only consider the use of his call-in powers if planning issues of more than local importance are involved.
- 1.2 Any interested party such as local residents, amenity groups or other organisations, can request that an application be called-in. Following such a request, the Secretary of State must initially decide whether the application meets the relevant criteria to be called-in. If it the Secretary of State determines that the application does not warrant calling-in, the application will be returned to the planning authority to decide. If he determines that the application should be called-in, a Planning Inspector will hold a public inquiry and submit a report and recommendation to the Secretary of State to make the decision.
- 1.3 The Victorian Society have requested that the applications be called in. The Secretary of State will not act on a third party request to call-in until the relevant planning authority has considered the proposals and are ready to make a decision. Should the Council resolve to grant planning permission, and in this case listed building consent, the Council must not issue their decisions until the Secretary of State has considered whether or not to call-in the applications.

Ownership

- 1.4 The theatre is not owned by Delfont Mackintosh, but the company intends to purchase the site if planning permission is granted. Paragraph 1.5 should be replaced with the following paragraph:

- 1.5 Cameron Mackintosh's company, Delfont Mackintosh Theatres Limited (DMT), has submitted the application and has a contract to purchase the property subject to planning. The theatre, along with its neighbour St Martin's, plays an important role in London Theatreland.

Advertisements

- 1.6 It is acknowledged that the previous incumbent, Stomp, displayed a large advert on the front of the theatre. As this production has finished the advert has been removed. The current production displays more modest signage, and this style of signage is similar to the type DMT employs at its other sites. Relatively small scale adverts for a theatre benefit from deemed consent, however anything larger would require both listed building and advertisement consent.

Proposed roof design

- 1.7 The proposed roof at 4th floor level is mansard in form with a roofslope of approximately 70°, which is in line with Camden Planning Guidance for mansards. However, it should be noted that the roof is not a true mansard and that the guidance for mansards is more appropriate for residential extensions rather than larger commercial buildings.

2. Further information

Highways contribution

- 2.1 Paragraphs 13.26 – 13.28 refer to the extensive highways works required to improve access, re-pave Tower Court and reinforce the public highway. The works include:
- Alteration to the boundary of the Theatre
 - Alteration to levelling of the public highways as required
 - York Stone paving to Tower Court
 - Relocation of the street lighting
 - Relocation of two cycle Sheffield stands
 - Reinforcement of public highway to facilitate Heavy Goods Vehicles on Tower Street Monmouth Street
 - alterations to the junction of Tower Street and Monmouth Street to create space for 12.5m articulated lorries
- 2.2 At the time of writing the report, the highways contribution had not been calculated. The Transport Strategy team has now costed the works and advise a contribution of £73,436.38 for alterations and post development repair works, and £154,575.40 for alterations to Monmouth Street and Tower Street. As such, the total Highways Contribution to be secured as part of the section agreement will be £228,011.78.

3. Additional Conditions

- 3.1 A standard condition requiring details of facing materials to be submitted was omitted from the draft planning decision. The following condition should therefore be appended to the draft planning decision.

Full details of all facing materials, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of polies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3.2 As the proposal would entail substantial demolition behind the principal façade, the applicant will need to demonstrate how the façade will be protected during construction. The following listed building condition should be added to the listed building decision if consent is granted.

Before any works commence, details of how the stability of the retained principal (West Street) elevation of the building will be maintained and protected shall be submitted to and approved by the Council. Such details shall include both temporary and permanent measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection for the building against the weather during progress of the works. The development shall not be carried out other than in accordance with the approved details.

Reason: To safeguard the special interest of the listed building and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

ENDS