

Mr Sean McGawley
Mike Jackson
MJ Consulting Engineers Ltd
204 Bolton Rd
Worsley
M283BN

Application Ref: **2018/0949/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

3 April 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**112 Phoenix Theatre
Charing Cross Road
LONDON WC2H 0JP**

Proposal:
Removal of old lighting bars and pros boom and installation of new lighting bars and pros booms.

Drawing Nos:
2380-Design and Access Statement and Historic Building document by Michael Jackson Consulting dated 3rd March 2018;
2835-001 Existing Side Box Lighting Bars;
2835-002 Existing Side Box Lighting Bars Plan;
2835-003 Proposed Side Box Lighting Bars;
2835-004 Proposed Side Box Lighting Bars Plan;
2835-005 Existing Side Box Lighting Bars;
2835-006 Existing Side Box Lighting Bars Plan;
2835-007 Proposed Side Box Lighting Bars;
2835-008 Proposed Side Box Lighting Bars Plan;
2835-009 Location Plan.



The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

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:

2380-Design and Access Statement and Historic Building document by Michael Jackson Consulting dated 3rd March 2018;
2835-001 Existing Side Box Lighting Bars;
2835-002 Existing Side Box Lighting Bars Plan;
2835-003 Proposed Side Box Lighting Bars;
2835-004 Proposed Side Box Lighting Bars Plan;
2835-005 Existing Side Box Lighting Bars;
2835-006 Existing Side Box Lighting Bars Plan;
2835-007 Proposed Side Box Lighting Bars;
2835-008 Proposed Side Box Lighting Bars Plan;
2835-009 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 historic 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.

Informative(s):

- 1 The Phoenix Theatre is grade II listed and was design by Sir Giles Gilbert Scott, Bertie Crew and Cecil Masey. The Theatre opened in 1930 and has a particularly fine red and gold decorative interior.

This scheme concerns the replacement of lighting bars and pros boom structures located in theatre boxes either side of the proscenium arch.

The existing lighting bar and pros boom structures are essentially temporary and have been constructed in an ugly and visually obtrusive way. This scheme to

replace the boom structures is considered to be a considerable improvement particularly in terms of the visual impact on the interior of the theatre. The submission confirms that once the existing structure has been removed repairs and restoration of the original plaster work will be carried out.

A letter of support was received from the Director of the Theatres Trust and the Covent Garden Community Association wrote with no objections.

A press notice and site notice were not required as the works were all internal.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies 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.

- 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 T. Joyce

David Joyce
Director of Regeneration and Planning