



London Borough of Camden  
Development Management  
Planning Solutions Team  
2<sup>nd</sup> Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE  
FAO. Samir Benmbarek



25<sup>th</sup> June 2018

Dear Mr Benmbarek

**Application reference: 2018/0846/P: 25 Shelton Street, WC2**  
**Objection on behalf of Really Useful Theatres Group, owners of the Cambridge Theatre**

On behalf of our client, Really Useful Theatres Group, owners of the Cambridge Theatre, we submit a further objection to the above referenced planning application.

An objection letter was submitted on behalf of our clients in March 2018 detailing the Theatre's concerns relating to the proposed infill of the rear courtyard of no. 25 Shelton Street, as accessed off Earlam Street. As previously outlined, this rear courtyard not only provides access to the rear of the ground floor uses, it also serves as the primary access to parts of both the adjoining and upper buildings. Its complete enclosure will, therefore, remove any means of access to parts of the adjoining and upper buildings. With respect to the Cambridge Theatre, the proposal will remove access to the side wall of the Theatre. This will completely remove the ability to access the wall for both planned or unplanned repairs and maintenance.

The applicant has now submitted revised plans (dated 29<sup>th</sup> May 2018 on the Council's website). As with the original application, the Theatre has received no notification of the proposed revisions.

On reviewing the revisions, it is clear that the concerns of the Theatre have not been addressed and we have no option but to maintain our strongest objection of this application.

We would welcome the opportunity to discuss the matter with the applicant so that alternative approaches, as outlined in our objection letter of 22<sup>nd</sup> March 2018, can be fully reviewed.

In its current form, the proposal remains contrary to Policy C3 of the recently adopted Local Plan 2017. There are no material considerations which outweigh that significant policy conflict and, as such, in accordance with Central Government guidance contained within the National Planning Policy Framework, the application should be refused.

In the event that planning officers are considering supporting the application, we would request that the application be referred to Planning Committee for determination due to the potential threat to the future of the Cambridge Theatre and the clear conflict with the adopted Local Plan and Central Government advice.

