

Application ref: 2015/5759/P  
Contact: Laura Hazelton  
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Date: 14 August 2018

**Development Management**  
Regeneration and Planning  
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Haines Phillips Architects  
Tankerton Works  
12 Argyle Walk  
London WC1H  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Royal Academy of Dramatic Art (RADA)**  
**16-18 Chenies Street**  
**London**  
**WC1E 7PA**

Proposal:  
Demolition of part of rear of 16 and 18 Chenies Street, alterations, extensions (including at basement level) and general refurbishment to 16-18 Chenies Street to create 300 seat Richard Attenborough Theatre, new refectory, bar and kitchen, library, exhibition space, ancillary offices, 60 bed student accommodation and custodian's flat.  
Drawing Nos: Site plans: GA001 PL1, GA201 PL3.

Existing drawings: GA010 PL2, GA011 PL1, GA013 PL1, GA014 PL1, GA015 PL1, GA016 PL1, GA017 PL1, GA020 PL1, GA021 PL1, GA022 PL1, GA023 PL1, GA024 PL1, GA025 PL1, GA026 PL1, GA027 PL1, GA028 PL1, GA031 PL1, GA032 PL1, GA033 PL1, GA034 PL1, GA035 PL1, GA036 PL1, GA037 PL1, GA038 PL1, GA039 PL1, GA040 PL1, GA041 PL1, GA050 PL1, GA051 PL1, GA052 PL1, GA053 PL1, GA054 PL1, GA055 PL1, GA060 PL1, GA061 PL1, GA062 PL1.

Demolition drawings: DM010 PL4, DM011 PL3, DM013 PL2, DM014 PL2, DM015 PL2, DM016 PL2, DM017 PL3, DM020 PL2, DM021 PL2, DM022 PL2, DM023 PL2, DM024 PL2, DM025 PL2, DM026 PL2, DM027 PL3, DM028 PL3, DM031 PL2, DM032 PL2, DM033 PL2, DM034 PL2, DM035 PL2, DM036 PL2, DM037 PL2, DM038 PL2, DM039 PL2, DM040 PL2, DM041 PL2, DM050 PL2, DM051 PL2, DM052 PL2, DM053 PL2,

DM054 PL2, DM055 PL2.

Proposed drawings: GA310 PL2, GA311 PL1, GA312 PL1, GA313 PL1, GA314 PL1, GA315 PL1, GA316 PL3, GA317 PL3, GA420 PL2, GA421 PL2, GA422 PL2, GA423 PL2, GA424 PL2, GA425 PL2, GA426 PL1, GA427 PL2, GA428 PL2, GA531 PL1, GA532 PL1, GA533 PL1, GA534 PL1, GA535 PL1, GA536 PL2, GA537 PL2, GA538 PL1, GA539 PL2, GA540 PL2, GA541 PL1, GA550 PL2, GA551 PL2, GA552 PL2, GA553 PL2, GA554 PL2, GA555 PL2, GA560 PL2, GA561 PL2, GA562 PL1, GA563 PL2, D001 PL1, D002 PL1.

Supporting documents: Structural Engineer's Report dated 09/10/2015; Construction Method Statement reference 3769/SH/HPA dated September 2015; Transport Statement Rev B dated 01/10/2015; Travel Plan Statement dated 01/10/2015; Design and Access Statement reference HPA/3769/SH/30.09.15; Heritage Statement revised October 2015 (9); Plant Noise Impact Assessment reference R5909-1 Rev 2 dated 06/10/2015; Planning Statement reference 14098/TW dated October 2015; Schedule of Works to Listed Building reference 3769/SH/HPA dated October 2015; Student Management Plan reference 14098/TW/JD dated October 2015; Site Investigation and Basement Impact Assessment Report reference J15215 dated November 2015; Air Quality Assessment dated December 2015; revised Sustainable Drainage Strategy reference 21361/V2 dated January 2016; Preliminary Ecological Appraisal dated January 2016; Construction Method Statement dated January 2016; Ground Movement Assessment Report reference J15215 dated January 2016; Air Quality Neutral Assessment reference TNUK18-22493, dated 10/02/2016; Sustainability Statement dated May 2018; Energy Statement dated May 2018; BREEAM Technical Note dated 2 February 2018.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plans: GA001 PL1, GA201 PL3.

Existing drawings: GA010 PL2, GA011 PL1, GA013 PL1, GA014 PL1, GA015 PL1, GA016 PL1, GA017 PL1, GA020 PL1, GA021 PL1, GA022 PL1, GA023 PL1, GA024 PL1, GA025 PL1, GA026 PL1, GA027 PL1, GA028 PL1, GA031 PL1, GA032 PL1, GA033 PL1, GA034 PL1, GA035 PL1, GA036 PL1, GA037 PL1, GA038 PL1, GA039 PL1, GA040 PL1, GA041 PL1, GA050 PL1, GA051 PL1, GA052 PL1, GA053 PL1, GA054 PL1, GA055 PL1, GA060 PL1, GA061 PL1, GA062 PL1.

Demolition drawings: DM010 PL4, DM011 PL3, DM013 PL2, DM014 PL2, DM015 PL2, DM016 PL2, DM017 PL3, DM020 PL2, DM021 PL2, DM022 PL2, DM023 PL2, DM024 PL2, DM025 PL2, DM026 PL2, DM027 PL3, DM028 PL3, DM031

PL2, DM032 PL2, DM033 PL2, DM034 PL2, DM035 PL2, DM036 PL2, DM037 PL2, DM038 PL2, DM039 PL2, DM040 PL2, DM041 PL2, DM050 PL2, DM051 PL2, DM052 PL2, DM053 PL2, DM054 PL2, DM055 PL2.

Proposed drawings: GA310 PL2, GA311 PL1, GA312 PL1, GA313 PL1, GA314 PL1, GA315 PL1, GA316 PL3, GA317 PL3, GA420 PL2, GA421 PL2, GA422 PL2, GA423 PL2, GA424 PL2, GA425 PL2, GA426 PL1, GA427 PL2, GA428 PL2, GA531 PL1, GA532 PL1, GA533 PL1, GA534 PL1, GA535 PL1, GA536 PL2, GA537 PL2, GA538 PL1, GA539 PL2, GA540 PL2, GA541 PL1, GA550 PL2, GA551 PL2, GA552 PL2, GA553 PL2, GA554 PL2, GA555 PL2, GA560 PL2, GA561 PL2, GA562 PL1, GA563 PL2, D001 PL1, D002 PL1.

Supporting documents: Structural Engineer's Report dated 09/10/2015; Construction Method Statement reference 3769/SH/HPA dated September 2015; Transport Statement Rev B dated 01/10/2015; Travel Plan Statement dated 01/10/2015; Design and Access Statement reference HPA/3769/SH/30.09.15; Heritage Statement revised October 2015 (9); Plant Noise Impact Assessment reference R5909-1 Rev 2 dated 06/10/2015; Planning Statement reference 14098/TW dated October 2015; Schedule of Works to Listed Building reference 3769/SH/HPA dated October 2015; Student Management Plan reference 14098/TW/JD dated October 2015; Site Investigation and Basement Impact Assessment Report reference J15215 dated November 2015; Air Quality Assessment dated December 2015; revised Sustainable Drainage Strategy reference 21361/V2 dated January 2016; Preliminary Ecological Appraisal dated January 2016; Construction Method Statement dated January 2016; Ground Movement Assessment Report reference J15215 dated January 2016; Air Quality Neutral Assessment reference TNUK18-22493, dated 10/02/2016; Sustainability Statement dated May 2018; Energy Statement dated May 2018; BREEAM Technical Note dated 2 February 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

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

- 4 Prior to the commencement of construction of the new office/library building to the rear of the former drill hall, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall include water reuse systems from 5 showers for the purpose of flushing toilets. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 7 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 8 No impact piling shall take place until a piling method statement, prepared in consultation with Thames Water, (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 of the London Borough of Camden Local Plan 2017.

- 9 Before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, details of secure and covered cycle storage areas for 32 cycle parking spaces, including 30 long stay spaces and 2 short stay spaces, shall be submitted to and approved in writing by the local planning authority. The approved storage areas shall be

provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of Policy T1 of the London Borough of Camden Local Plan 2017.

- 10 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reasons: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to commencement of development a plan showing details of bird and bat box locations and types specified in accordance with the recommendations made within the approved Preliminary Ecological Appraisal (Ashgrove Ecological, January 2016) and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of development, full details of the siting, design, type and

dimensions of the proposed plant shall be submitted to and approved in writing by the Local Planning Authority.

The details shall be accompanied by an Acoustic Report prepared by a suitably qualified acoustic engineer which demonstrates that the noise levels from the proposed plant at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

The plant equipment and any associated noise and vibration attenuation measures shall not be installed other than in accordance with the recommendations and requirements of the acoustic report as approved. The plant and associated attenuation measures shall be maintained in accordance with the manufacturers' recommendations and the noise attenuation measures shall be retained for as long as the plant equipment remains in use.

Reason: To safeguard the appearance of the premises, character of the immediate area and amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1, D2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to development, full details of the air source heat pumps, including their specifications, location, noise levels and noise attenuation, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the appearance of the premises, character of the immediate area and amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1, D2 of the London Borough of Camden Local Plan 2017.

- 14 The use of the ground floor as a bar/refectory hereby permitted shall not be carried out outside the following times: 12:00 to 23:00 on Mondays to Fridays, 11:00 to 23:00 on Saturdays and 11:00 to 22:30 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1, D2 of the London Borough of Camden Local Plan 2017.

- 15 Prior to first occupation of the development, the windows to the upper floor rehearsal & teaching spaces and the booking office and bar at ground floor, on the Chenies Street elevation, shall be permanently fixed shut.

Reason: In order to safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 16 Prior to first occupation of the development, detailed plans showing the location

and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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