

Supplementary Information for Planning Committee

20 September 2018

Agenda Item: 5&6
Application Numbers: 2018/0575/P & 2017/7073/L
Address: The Shaftesbury Theatre
210 Shaftesbury Avenue
London WC2H 8DP

Amended paragraph 12.15

The reason for the amendment to the paragraph as set out in the main agenda is to make clear that the Section 106 requirement for the public realm and Princes Circus contribution of £604,000 is to mitigate the 'risk' introduced by this scheme to delay of the West End Project.

Amended paragraph below:

12.15. As discussed, the affect that the development will have on the WEP work is a material consideration. On top of the alterations to scheduling arrangements that will need to be made, there is also a funding consideration for the WEP. If planning permission is granted, we will need to ensure that the implementation of the south side of Princes Circus is completed in line with a timetable approved by the WEP. This will be secured via the delivery management plan obligation and will likely involve the commencement of works in Spring 2019, however exact dates are yet to be finalised. While funding has already been secured by the WEP for these works, there runs a risk that changes to the timeline for WEP implementation (to accommodate the additional works proposed) may impact upon the scheme for the Southern triangle. Although officers note that the works proposed to the theatre would be beneficial to the quality of the public realm and are consequently supported, the potential risk to the scheme was initially of significant concern.

Original paragraph wording (replaced sections highlighted for clarity):

12.15. As discussed, the affect that the development will have on the WEP work is a material consideration. On top of the alterations to scheduling arrangements that will need to be made, there is also a funding consideration as the WEP have secured existing funding arrangements that are time specific and linked with delivery times. If planning permission is granted, we will need to ensure that the implementation of the south side of Princes Circus is completed in line with a timetable approved by the WEP. This will be secured via the delivery management plan obligation and will likely involve the commencement of works in Spring 2019, however exact dates are yet to be finalised. While funding has already been secured by the WEP for these works, there runs a risk that changes to the timeline for WEP implementation (to

accommodate the additional works proposed) may impact upon the pledged funds for the Southern triangle due to the scheduling needs of the current backers.

Although officers note that the works proposed to the theatre would be beneficial to the quality of the public realm and are consequently supported, the potential risk to the agreed funds was initially of significant concern

ENDS