

Application ref: 2018/4511/L
Contact: Antonia Powell
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Date: 23 October 2018

Development Management
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Ambassador Theatre Group
Theresa Brown
Property Department
Second Floor
39-41 Charing Cross Road
London, WC2H 0AR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Phoenix Theatre
104-110 Charing Cross Road
London WC2H 0JP

Proposal:

Internal alterations for Stalls Bar and Foyer Bar at Phoenix Theatre.

Drawing Nos:

Site Location plan and

Documents entitled:

Listed Building Application - Gertrude Lawrence Bar, Phoenix Theatre ref: PHX19011 dated 22.08.10 by Ambassador Theatre Group;

Listed Building Application - Foyer Bar, Phoenix Theatre: Ref: PHX19012 dated 22.08.10 by Ambassador Theatre Group.

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:

Site Location plan and Documents entitled:

Listed Building Application - Gertrude Lawrence Bar, Phoenix Theatre ref: PHX19011 dated 22.08.10 by Ambassador Theatre Group;

Listed Building Application - Foyer Bar, Phoenix Theatre: Ref: PHX19012 dated 22.08.10 by Ambassador Theatre Group.

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 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.

- 4 Any original fabric, including but not limited to lath and plaster, decorative paint scheme, flooring and joinery uncovered during the course of these works to be retained in situ and works stopped in the relevant area, the Planning Authority's Conservation Officer to be called on site and an appropriate design solution agree before the work progresses.

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 listed Grade II, dates from 1929-30 and was design by Sir Giles Gilbert Scott, Cecil Masey & Bertie Crewe for Sydney Bernstein. The listing citation describes the theatre interior as designed by Theodore Komisarjevsky and being off elaborate Renaissance design, both auditorium and foyer with painted panels by Vladimir Polunin.

This application concerns proposals to upgrade, redecorate and refurbish the Foyer Bar and the Stalls bar known as the Gertrude Lawrence Bar. The two bars have limited working/serving areas and this scheme seeks to re order the bar counters to allow a modest increase in working space. This, it is not considered, will impact on the spatial qualities of the spaces. Both bars have undergone redecoration and upgrading previously with, in the Gertrude Lawrence Bar, only the doors appearing to be in their original form.

The proposed works are not considered to impact on original fabric of significance and as such the application is supported.

As the works are all internal no public consultation has taken place.

The Theatres Trust wrote in support of the Phoenix Theatre works.

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.

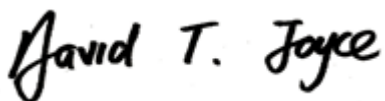
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 Joyce
Director of Regeneration and Planning