

Application ref: 2017/7073/L
Contact: John Diver
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Date: 29 October 2018

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Bennets Associates
1 Rawstorne Place
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Shaftesbury Theatre
210 Shaftesbury Avenue
London
WC2H 8DP

Proposal: Refurbishment of GII listed theatre involving various internal and external alterations including internal demolition, basement extensions, creation of new entrance fronting Princes Circus, partial layout changes at all floors, replacement auditorium seating, installation of accessible lift, replacement façade lighting as well as internal, roof and façade repairs

Drawing Nos: 1702-P-001, 1702-P-099, 1702-P-100_A, 1702-P-101, 1702-P-102, 1702-P-103, 1702-P-104, 1702-P-105, 1702-P-210, 1702-P-220, 1702-P-230, 1702-P-301, 1702-P-302 rev A, 1702-XP-099-B, 1702-XP-100-A, 1702-XP-101-A, 1702-XP-102-B, 1702-XP-103-B, 1702-XP-104-A, 1702-XP-105-A, 1702-XP-210, 1702-XP-220, 1702-XP-230, 1702-XP-301, 1702-XP-302, EX17_088_11_001

Supporting documents: Approval in Principle prepared by Michael Jackson consulting; Archaeological Desk-Based Assessment prepared by Wessex Archaeology (ref. 200670.01); Basement Impact Assessment Report (ref. 371647 - 01 (01)) with appendices prepared by RSK (dated Nov 2017); Basement Roof Slab Loading report (ref. 2714/GAD) dated June 2018; BIA Audit Report 210 Shaftesbury Ave-D1 (GKemb12727-65-210518); Design and Access Statement prepared by Bennetts Associates (dated Dec 2017); Draft Basement Construction Methods Statement Rev A; Draft Construction Management Plan v0.1; External lighting Assessment prepared by

e3 consulting engineers dated 21 Feb 18; Luxcrete pavement rooflight specification (no. P150/100) dated June 2018; Noise Impact Assessment Report rev 01 dated 20/12/2017; Planning Statement prepared by Bennetts Associates (dated Feb 2018); Shaftesbury Conservation Report prepared by Theatresearch (dated Nov 2017); Transport Statement prepared by Clewlow Consulting dated June 2018

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: 1702-P-001, 1702-P-099, 1702-P-100_A, 1702-P-101, 1702-P-102, 1702-P-103, 1702-P-104, 1702-P-105, 1702-P-210, 1702-P-220, 1702-P-230, 1702-P-301, 1702-P-302 rev A, 1702-XP-099-B, 1702-XP-100-A, 1702-XP-101-A, 1702-XP-102-B, 1702-XP-103-B, 1702-XP-104-A, 1702-XP-105-A, 1702-XP-210, 1702-XP-220, 1702-XP-230, 1702-XP-301, 1702-XP-302, EX17_088_11_001

Supporting documents: Design and Access Statement prepared by Bennetts Associates (dated Dec 2017; Luxcrete pavement rooflight specification (no. P150/100) dated June 2018; Planning Statement prepared by Bennetts Associates (dated Feb 2018); Shaftesbury Conservation Report prepared by Theatresearch (dated Nov 2017).

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth;

- b) Typical plan, elevation and section drawings of all new doors including door furniture at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
- c) Typical plan, elevation and section drawings, including jambs, head and cill, and ironmongery of all new window types at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
- d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification;
- e) Plan section and elevations of the new staircase and staircase screen between from basement to ground floor including materials and finishes;
- f) Details of the new foyer/front of house including wall and floor finishes, materials, lighting, seating and proposed ceiling modifications with specific regard to the downstand beams;
- g) Details of all new floor finishes including samples and accompanying floor plans;
- h) Details including plan section, elevations and material finishes of all new bar and bar areas;
- i) Details including finishes of all new auditorium seating including heritage report discussing the merits of the new seating based on the original design and layout;
- j) Details of all repair and reinstatement work of the auditoriums decorative plaster and lighting scheme;
- h) Details for any proposed façade cleaning and repointing includes on-site samples and method statement;
- k) Detail of the construction of all new elements of the Terracotta façade including plan, section elevations and sample materials;
- l) Details of the proposed external lighting scheme;
- m) Details of alterations and modifications to the existing external canopy;

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 5 Notwithstanding approved elevation drawing 1702-P-302 Rev A, detailed plan,

elevation and section drawings of the new entrance doors to the Western elevation shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. Such details shall be drawn at a scale of 1:10 with moulding and architrave details showing relationship with retained façade at a scale of 1:1.

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):

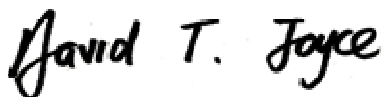
- 1 You are advised that in relation to condition 5, the new entrance door design should retain the existing cornice and more closely resemble the existing doors to the Bloomsbury Street elevation.
- 2 You are advised that the new Terracotta façade shall be designed in a scholarly approach to the design to match the existing adjoining facades and would need to be of the highest quality of construction.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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