

Application ref: 2018/4592/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 20 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Metropolis Planning & Design
4 Underwood Row London N1 7LQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Dominion Theatre
268-269 Tottenham Court Road
London
W1T 7AQ

Proposal:

Alterations to the stage areas of the Dominion Theatre inducing the removal of the existing stage to install a palletised modern stage with associated alterations to off stage areas. The provision of improved Stage Door facilities to include disabled access to the stage and back of house areas. Conversion of the former cloakroom known as the Milburn Suite into a Stalls bar.

Drawing Nos: Application form, 2933-00-001 Site Location Plan, Dominion Stage Modernisation - Design and Access and Building Heritage Statement, Dominion Overview Edited, Original As Proposed Construction Drawings, Original As Built Construction Drawings, 01 - Existing Stage Drawings, 11 - Existing and Proposed 2933-01-206 Proposed Rear Elevation(2).M_E Below Stage, 07 - Existing Stage Left - Stage Door, 06 - Proposed Stage Right, 03 - New Stage Design Drawings, 02 - Stage Alterations Drawings, 08 - Proposed Stage Door, 09 - Milburn Suite Existing, 04 - Existing Stage Right, 10 - Stall Bar Proposed, 05 - Alterations and Removals Stage Right, 08-1809GC01Idl, 2933-01-004 Existing Rear Elevation(2), 2933-01-006 Existing Stage door visual(2), 2933-01-206 Proposed Rear Elevation(2).

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: Application form, 2933-00-001 Site Location Plan, Dominion Stage Modernisation - Design and Access and Building Heritage Statement, Dominion Overview Edited, Original As Proposed Construction Drawings, Original As Built Construction Drawings, 01 - Existing Stage Drawings, 11 - Existing and Proposed 2933-01-206 Proposed Rear Elevation(2).M_E Below Stage, 07 - Existing Stage Left - Stage Door, 06 - Proposed Stage Right, 03 - New Stage Design Drawings, 02 - Stage Alterations Drawings, 08 - Proposed Stage Door, 09 - Milburn Suite Existing, 04 - Existing Stage Right, 10 - Stall Bar Proposed, 05 - Alterations and Removals Stage Right, 08-1809GC01Idl, 2933-01-004 Existing Rear Elevation(2), 2933-01-006 Existing Stage door visual(2), 2933-01-206 Proposed Rear Elevation(2).

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.

Informative(s):

- 1 The Dominion Theatre is a grade II listed theatre designed by W and TR Milburn and constructed in 1928-29. It is a steel framed building with a Portland stone façade. Internally there is a grand two storey foyer. The building embodies a transitional phase in the history of theatre design as much of the detailing references cinemas of the period, although the intention was always for it to be used as a theatre.

The theatre has a 2000 seat capacity, which is unusually large for a theatre in the West End. At present, as a result of the historic stage and the layout of the back stage area, the theatre is unable to accommodate large theatre productions, and as a consequence, the theatre is not attracting the audiences it requires to financially sustain itself.

The proposals relate to modifications to the theatre that will allow bigger more commercial productions to occupy the theatre, securing its use as a theatre in

the long term.

The principal alteration is the removal of the raked historic stage and its replacement with a flat palletted stage. The flat stage would be more adaptable, allowing big productions to bring their own set and equipment, which could then be installed easily and cost effectively within the theatre. The palletted stage which allows sections of the stage to be removed, would also allow greater flexibility for visiting shows. The theatre maintains that having an improved stage would make it an attractive option for a variety of productions that are likely to draw in large audiences that will fill the auditorium.

Further improvements involve the reorganisation of the back stage spaces. A staircase is removed and replaced to improve circulation for cast and crew members. Various walls are also reconfigured to create more useable spaces. Although the removal of some historic fabric in these areas is regrettable, these are not spaces of primary significance and the alterations will allow cast and crew members to work more efficiently. This is likely to make the theatre a more attractive venue for various productions, and will contribute to ensuring the continued use of the building as a theatre.

Other internal alterations involve the creation of a bar in what is currently the Milburn Suite. The changes will bring greater symmetry to this part of the foyer and will create a more open welcoming space for theatre goers. The alterations do not involve the removal of historic fabric.

To the rear of the building the stage door and reception area are changed within the proposals. The stage door is made slightly wider and the internal floor level lowered to allow for disabled access. The alterations will not affect the significance of the building but will improve accessibility.

It is accepted that the removal of the stage will result in less than significant harm to the listed building, however securing the continued use of the building as a theatre provides a public benefit that will offset the harm. The other proposals within the scheme will not impact the significance of the listed building but will improve operations associated with the theatre.

The Theatre's Trust have responded to the application and support the proposals.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, other than a response from the Theatres Trust, no responses have been received. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

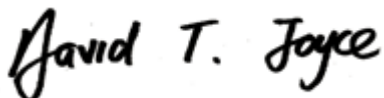
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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