

Application ref: 2018/6044/L
Contact: John Diver
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Development Management
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Bennetts Associates Architects
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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:

Installation of external structural steel supports and screens to rooftop of GII listed theatre building.

Drawing Nos: (Prefix: 1702-P-) 001, 002, 114, 115, 250, 260, 350 and 360 (all dated 21/11/18); (Prefix: 2714-) 901, 902, 903 (all dated Oct 2018)

Supporting: Eyetech Expanded Mesh Cladding System specification report (Ref: JTES - 003 dated 01/09/2010).

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: (Prefix: 1702-P-) 001, 002, 114, 115, 250, 260, 350 and 360 (all dated 21/11/18); (Prefix: 2714-) 901, 902, 903 (all dated Oct 2018)

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 Notwithstanding the plans hereby approved, this consent grants permission solely for those works outlined in the description of development and would exclude any previously consented works included on submitted drawings. Those works previously consented would remain subject to the conditions stipulated by those consents

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 and for the avoidance of doubt.

Informative(s):

- 1 The works hereby proposed would relate to a proposed replacement structural support system and security screens only and would represent the final step in future proofing the theatre following recent permissions for an enhanced fly-tower (ref. 2012/2366/P) and internal refurbishments and extensions (2018/0575/P). The works would enable the Theatre to host high production West End shows and are considered to help to secure the optimum viable use of the building long term. The support is a necessary element of the structure of the building to merit its erection. Thus the main issue to consider is the impact it would have on the character and appearance of the roof.

The existing exterior roof of the theatre is of limited significance given the amount of modern fabric, concealment and cluttered appearance from existing servicing plant. The applicants have satisfactorily demonstrated the structures would not be visible from the public realm and would have the added benefit of removing plant which is visible from the public real. The works would thereby enhance the visual appearance of the Southern façade from street level, which is of high significance. The structures would be visible to varying degrees from the upper floors of neighbouring buildings but at this point it would be seen in the context of the other existing theatre roof paraphernalia would not result in visual harm as a result. The design for the structures have been developed alongside the project structural engineers and have demonstrated that the works would avoid the need for any significant intervention into historic fabric.

The proposed works are therefore considered to avoid any harm to the architectural or historic significance of the listed building, or the setting of any nearby listed building whilst at the same time delivering heritage benefits in the form of securing the optimum viable use of the theatre long term.

Subject to the recommended conditions, the proposal is overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

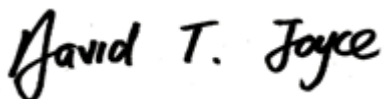
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning