

Application ref: 2018/5814/P
Contact: John Diver
Tel: 020 7974 6368
Date: 11 March 2019

Development Management
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Bennetts Associates Architects
1-3 Rawstorne Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Shaftesbury Theatre
210 Shaftesbury Avenue
London
WC2H 8DP

Proposal:

Installation of external structural steel supports and screens to rooftop of theatre building
(Class D2)

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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: For the avoidance of doubt and in the interest of proper planning.

- 4 The Western rooftop security screen hereby approved shall be constructed in accordance with the submitted Eyetech Expanded Mesh Cladding System specification report (Ref: JTES - 003 dated 01/09/2010) unless otherwise approved in writing by the Local Planning Authority. Should an alternative be sought, full manufacturers' specification details of the screen shall have been submitted to and approved in writing by the local planning authority before the relevant part of the works is begun.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with policies D1 and D2 as well as to avoid an overbearing visual impact to residents to the North in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the plans hereby approved, this permission grants consent 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 and obligations stipulated by those permissions.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The works hereby proposed would relate to a proposed replacement structural support system and security screens only. The proposed steel support structure would span the width of the theatre's auditorium roof and has been designed alongside structural engineers to ensure that it would meet and exceed expected loading requirements. This 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) and would enable them to host high production West End shows. The works are therefore considered to help to secure the optimum

viable use of the building long term.

The proposed steel supports would be set away from all roof edges by a minimum of 4.2m and would have a height no greater than 1m above the existing parapet to the High Holborn (South) and Bloomsbury St (Western) elevations. As such, the support structure would not be visible from street level. Multiple existing/proposed views have been prepared and submitted to evidence this and conservation and design officers do not dispute that the structure would remain concealed from public views. It is therefore considered that its installation would not harm the character and appearance of the host building and streetscene. Some views would be afforded from the upper floor windows of surrounding commercial buildings. However, given that the existing roof is of poor aesthetic quality and the works allow for plant equipment to be better contained and rationalised, the work would preserve the character and appearance of the conservation area within these views. The Council's conservation officers are supportive of the works on this basis.

The need for the replacement support is a directly result of the additional plant and production equipment recently approved under ref. 2018/0575/P. The external plant equipment has already been assessed during the previous permission and included stipulations in terms of emissions levels that would remain in force in perpetuity and would be unaltered by this proposal. The works would consequently not result in any additional impacts in terms of noise and disturbances. A condition is recommended to remind the applicants of the limited scope of this permission. The support structure would not otherwise impact upon residential amenity.

Works also include replacement and extension to the existing security screen to the Northern edge of the roof abutting the lightwell of King Edwards mansions. These works would only be visible from the private enclosed lightwell and would replace existing screens of poor quality. The replacement screens would not oppose any habitable room window and so would not lead to a loss of outlook. Details of an Expanded Mesh Cladding System have been submitted that would ensure that the screens do not significantly block natural light from entering into the rear lightwell and ensure that the screen are not visually overbearing upon the raised walkways at King Edward Mansions. Based upon the submitted details, the proposed installation is not considered to result in a detrimental loss of amenity to any neighbouring resident. However, given that a change to the specification of the screens may result in an increased visual impact (e.g. if opaque), a condition is recommended to secure these submitted details.

The scheme has been reviewed by Transport officers who raise no objection to the proposals. Given their minor scale, they would not be a need for a separate construction management plan. TfL similarly raise no objection, though make observations in relation to hoardings that shall be included on this decision.

- 2 No responses were received in response to the public consultation. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and setting of listed buildings, under s.66 and s.72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with the Camden Local Plan 2017 with particular regard for policies G1, C3, C5, E3, A1, A4, D1, D2, T1 and T2. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Construction adjacent to Strategic Road Network (SRN):

The site of the proposed installation is on Shaftsbury Avenue, which forms part of the SRN. While the Local Authority is the Highway Authority for those roads, TfL has a duty under the Traffic Management Act 2004 to ensure that any proposal does not have an adverse impact on the SRN.

Should permission be implemented, the footway and carriageway must not be blocked during installation of the steel supports and screens. Temporary obstructions during the installation must be kept to a minimum and should not encroach the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic.

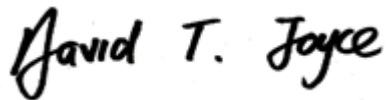
All vehicles associated with the installation must only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning