

CONSULTATION SUMMARY

Case reference number(s)

2018/6045/P

Case Officer:

Laura Hazelton

Application Address:

Royal Academy of Dramatic Art (RADA)
16-18 Chenies Street
London
WC1E 7PA

Proposal(s)

Variation of condition 2 (approved drawings) and condition 4 (green roof details) of planning permission 2015/5759/P dated 14/08/2018 for the "demolition of part of rear of 16 and 18 Chenies Street; alterations, extensions (including at basement level) and general refurbishment to 16-18 Chenies Street to create Richard Attenborough Theatre, new refectory, bar and kitchen, library, exhibition space, ancillary offices and student accommodation"; namely, reduction in the number of theatre seats, reduction in student rooms, relocation of green roof, creation of basement extensions, access ramp and associated internal and external alterations.

Representations

Consultations:			No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations	The owner/occupier of 6 Rossetti Court has objected to the application on the following grounds:					
(Officer response(s))	I live behind the Academy at 6 Rossetti Court. There has been no consultation with residents of Rossetti Court which is of great concern to us.					

<p><i>in italics)</i></p>	<p>The application has been made at Christmas time when residents of Rossetti Court are away or busy with family, we do not have much time to seek help from our councillors. A 268 seater theatre will have a detrimental effect on my family. Where will extractor fans and air conditioning units go?</p> <p>We are already surrounded by these with buildings in Alfred Place and the University of Law this is already an unbearable noise we cannot take any more. Will noise from the theatre enter in to our homes? – this must have restrictions on use to enable us to a quiet family life. We do not want loss of light to our home. Has parking been considered for the increased volume of visitors? Residents parking is already very difficult to find in the evenings and weekends as the general public can use our spaces after 6.30pm and all day Sunday, more visitors to the theatre will make this problem worse. We have previously had problems with buildings in Alfred Place not abiding by the hours of work set by planning and have had works being done before 8am and in the evenings and weekends, we do not want any more disruption with building works.</p> <p>Most residents in this area seem to be students or short term rents and not interested in planning applications but we are permanent residents of Soho Housing and need to be considered during this application. We are families with young children, elderly residents and residents with health problems.</p> <p><i>Officer response</i></p> <p>Planning permission was previously granted for this development, and the current application now seeks minor amendments to the approved scheme.</p> <p>The current application seeks permission for the following amendments:</p> <ul style="list-style-type: none"> • reduction in the number of approved theatre seats (from 300 to 268), • reduction in number of approved student rooms (from 60 to 54), • relocation of green roof, • extension of previously approved basement excavations, • Installation of new access ramp and • various minor internal and external alterations. <p>Because it is a minor material amendment application, the Council cannot re-assess the scheme as a whole, but just the amendments listed above. The principle of the creation of a theatre and installation of new air conditioning and plant has been assessed and considered acceptable as part of the original application.</p> <p>The development will still be bound by the planning obligations secured by</p>
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legal agreement previously, one of which was a construction management plan (CMP). As part of this, the applicant is required to submit details of the environmental protection, highways safety and community liaison measures proposed in order to mitigate and offset potential effects and impacts arising from the development. The CMP should also include details of how they will monitor effects on the health and amenity of local residences, construction workers and local businesses.

Although the hours of construction cannot be controlled under the planning regime, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. They 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.

The applicant has confirmed that the residents of Rossetti Court were consulted prior to the submission of the original application, but re-consultation was not carried out prior to the submission of the current proposals given that they are minor amendments to the approved scheme.

Recommendation:-

Grant planning permission/listed building consent subject to S106 agreement