

Application ref: 2018/6047/L
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Date: 25 June 2019

Development Management
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Bramah House
65-71 Bermondsey Street
London
SE1 3XF
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal: Part demolition of stage block to Drill Hall. Erection of rear extensions, alterations and general refurbishment to 16 Chenies Street to create 268 seat Richard Attenborough Theatre and library including new mezzanine floor and basement excavation and new access ramp.

Drawing Nos:

Supporting documents: Construction Method Statement reference 3769/SH/HPA dated October 2018; Design and Access Statement reference HPA/3769/SH/261118; Heritage Statement revised October 2018; Plant Noise Impact Assessment reference R6861-1 Rev 1 dated 30/10/2018; Planning Statement reference 14098/TW/aa dated December 2018; Schedule of Works to Listed Building reference HPA/3769/SH/NOV 2018; Ground Movement Assessment Report reference J15215 dated October 2018; Supplementary Ground Investigation Report ref: J15215A dated October 2018; Sustainability Statement dated December 2018; Energy Statement dated December 2018; Floorboard Report prepared by Hutton+Rostron dated 2017; Update to ecology survey dated 02/08/2018; Bat emergence survey dated 07/08/2018.

Site plans: GA001 PPL1, GA201 PPL08.

Existing drawings: GA010 PPL1, GA011 PPL1, GA013 PPL1, GA014 PPL1, GA015 PPL1, GA016 PPL1, GA017 PPL1, GA020 PPL1, GA021 PPL1, GA022 PPL1, GA023 PPL1, GA024 PPL1, GA025 PPL1, GA026 PPL1, GA027 PPL1, GA028 PPL1, GA031 PPL1, GA032 PPL1, GA033 PPL1, GA034 PPL1, GA035 PPL1, GA036 PPL1, GA037 PPL1, GA038 PPL1, GA039 PPL1, GA040 PPL1, GA041 PPL1, GA050 PPL1, GA051 PPL1, GA052 PL1, GA053 PPL1, GA054 PPL1, GA055 PPL1, GA060 PPL1, GA061 PPL1, GA062 PPL1, GA 063 PPL1.

Demolition drawings: DM010 PPL01, DM011 PPL2, DM013 PPL2, DM014 PPL2, DM015 PPL2, DM016 PPL1, DM017 PPL1, DM020 PPL01, DM021 PPL01, DM022 PPL01, DM023 PPL01, DM024 PPL01, DM025 PPL01, DM026 PPL01, DM027 PPL01, DM028 PPL01, DM031 PPL02, DM032 PPL01, DM033 PPL02, DM034 PPL02, DM035 PPL01, DM036 PPL01, DM037 PPL01, DM038 PPL01, DM039 PPL01, DM040 PPL01, DM041 PPL01, DM050 PPL1, DM051 PPL1, DM052 PPL1, DM053 PPL1, DM054 PPL1, DM055 PPL1, DM 060 PPL 1.

Proposed drawings: GA310 PPL20, GA311 PPL20, GA312 PPL18, GA313 PPL18, GA314 PPL18, GA315 PPL19, GA316 PPL18, GA317 PPL12, GA420 PPL3, GA421 PPL4, GA422 PPL5, GA423 PPL3, GA424 PPL4, GA425 PPL5, GA426 PPL4, GA427 PPL3, GA428 PPL4, GA429 PPL7, GA430 PPL3, GA431 PPL3, GA432 PPL2, GA531 PPL6, GA532 PPL1, GA533 PPL4, GA534 PPL3, GA535 PPL3, GA536 PPL3, GA537 PPL2, GA538 PPL2, GA539 PPL4, GA540 PPL4, GA541 PPL3, GA550 PPL5, GA551 PPL3, GA552 PPL3, GA553 PL3, GA554 PPL3, GA555 PPL2, GA560 PPL04, GA561 PPL3, GA562 PPL3, GA563 PPL3, D001 PPL1.

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 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 London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plans: GA001 PPL1, GA201 PPL08.

Existing drawings: GA010 PPL1, GA011 PPL1, GA013 PPL1, GA014 PPL1,

GA015 PPL1, GA016 PPL1, GA017 PPL1, GA020 PPL1, GA021 PPL1, GA022 PPL1, GA023 PPL1, GA024 PPL1, GA025 PPL1, GA026 PPL1, GA027 PPL1, GA028 PPL1, GA031 PPL1, GA032 PPL1, GA033 PPL1, GA034 PPL1, GA035 PPL1, GA036 PPL1, GA037 PPL1, GA038 PPL1, GA039 PPL1, GA040 PPL1, GA041 PPL1, GA050 PPL1, GA051 PPL1, GA052 PL1, GA053 PPL1, GA054 PPL1, GA055 PPL1, GA060 PPL1, GA061 PPL1, GA062 PPL1, GA 063 PPL1.

Demolition drawings: DM010 PPL01, DM011 PPL2, DM013 PPL2, DM014 PPL2, DM015 PPL2, DM016 PPL1, DM017 PPL1, DM020 PPL01, DM021 PPL01, DM022 PPL01, DM023 PPL01, DM024 PPL01, DM025 PPL01, DM026 PPL01, DM027 PPL01, DM028 PPL01, DM031 PPL02, DM032 PPL01, DM033 PPL02, DM034 PPL02, DM035 PPL01, DM036 PPL01, DM037 PPL01, DM038 PPL01, DM039 PPL01, DM040 PPL01, DM041 PPL01, DM050 PPL1, DM051 PPL1, DM052 PPL1, DM053 PPL1, DM054 PPL1, DM055 PPL1, DM 060 PPL 1.

Proposed drawings: GA310 PPL20, GA311 PPL20, GA312 PPL18, GA313 PPL18, GA314 PPL18, GA315 PPL19, GA316 PPL18, GA317 PPL12, GA420 PPL3, GA421 PPL4, GA422 PPL5, GA423 PPL3, GA424 PPL4, GA425 PPL5, GA426 PPL4, GA427 PPL3, GA428 PPL4, GA429 PPL7, GA430 PPL3, GA431 PPL3, GA432 PPL2, GA531 PPL6, GA532 PPL1, GA533 PPL4, GA534 PPL3, GA535 PPL3, GA536 PPL3, GA537 PPL2, GA538 PPL2, GA539 PPL4, GA540 PPL4, GA541 PPL3, GA550 PPL5, GA551 PPL3, GA552 PPL3, GA553 PL3, GA554 PPL3, GA555 PPL2, GA560 PPL04, GA561 PPL3, GA562 PPL3, GA563 PPL3, D001 PPL1.

Supporting documents: Construction Method Statement reference 3769/SH/HPA dated October 2018; Design and Access Statement reference HPA/3769/SH/261118; Heritage Statement revised October 2018; Plant Noise Impact Assessment reference R6861-1 Rev 1 dated 30/10/2018; Planning Statement reference 14098/TW/aa dated December 2018; Schedule of Works to Listed Building reference HPA/3769/SH/NOV 2018; Ground Movement Assessment Report reference J15215 dated October 2018; Supplementary Ground Investigation Report ref: J15215A dated October 2018; Sustainability Statement dated December 2018; Energy Statement dated December 2018; Floorboard Report prepared by Hutton+Rostron dated 2017; Update to ecology survey dated 02/08/2018; Bat emergence survey dated 07/08/2018.

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.

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

- a) New and renewed service runs for the building fronting Chenies Street at number 16 demonstrating the relationship of pipework with the fabric and the structure of the building;

- b) Plan, elevation and section drawings of all new doors shall be provided at a scale of 1:10 with typical moulding and architrave details shall be at a scale of

1:1;

c) New stairs associated with the lateral conversions between 16 and 18 Chenies St;

d) Detailed drawings at a scale of 1:1, 1:5 and 1:20 where appropriate showing the detailed design and finish of the new entrance, including the ramp, steps, gate and the changes to the railings;

e) Detailed drawings at 1:1, 1:5 and 1:20 where appropriate of new fenestration and rooflights.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 No cleaning of brickwork or stonework, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 6 A sample panel of the bricks at least 1mx1m for the front elevation of 16 Chenies Street where the window apron is being reinstated shall be provided on-site showing the face-bond and pointing including the style and colour. The panel shall be approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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

- 7 No works to remove paint to any internal areas of the buildings to be retained is authorised by this consent without prior approval of details. Those details shall include a method statement and the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 8 Detailed drawings, a sample of materials and manufacturer's specification as appropriate in respect of all facing materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with the approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 9 A method statement, drawings and support documents as appropriate for the new openings in the listed building shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with the approved method.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

The proposed amendments primarily relate to the layout and function of the theatre space to allow for maximum flexibility and improved technical capacity.

The proposed amendments include a reduction from 60 to 54 student beds, upgrades to and relocation of the previously approved plant and mechanical services including enlargement of the consented plant area to the rear of no.16, introduction of a new access ramp to the front of no. 18 including associated changes to existing railings at no.16 to form a power-assisted gate; alterations to the front steps to no.16; relocation of the proposed green roof from the rear of no.16 to the rear of no.18 due to the increase in plant at no.16.

Internal alterations include the creation of a new window opening in the party wall between no. 16 and 18; the creation of a new window within the covered porch of no.16 and removal of a section of basement party wall between no. 16 and 18.

Grade II Listed 16 Chenies Street is an early example of a volunteer rifle regiment's drill hall of considerable cultural significance. Although the military use has long since ceased, the hall itself is still recognisable and has had a long and beneficial use as a rehearsal room, broadcasting studio and theatre. Its occupation by RADA is considered an appropriate and stable long-term use of the building.

Within the Drill Hall itself, the amendments include the replacement of the existing stage floor with a new concrete floor to enable the installation of new bleacher seating and the ability to take full theatre loadings; the installation of stage elevators down to basement level; the removal of the modern flat ceiling

below the lantern and replacement by an acoustically insulated box; changes to one existing truss and the installation of new trusses to take the weight of technical equipment; installation of 6 x rooflights; recladding of lantern roof; extension and additional excavation at basement level and the introduction of a gantry system at roof level. The proposed changes would result in a reduction from 300 to 268 theatre seats. The Theatres Trust has written in support of the proposals which they consider will deliver a more flexible and functional theatre space that respects and celebrates the special architectural and historic significance of the heritage asset.

Whilst it is noted that there would be some element of harm to the listed building caused by the proposed amendments, namely, the creation of new openings to the party wall, additional excavation of the drill hall and removal of a roof truss, this harm is considered to be less than substantial. NPPF para. 196 is relevant, which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This is echoed by Local Plan Policy D2 which states that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

The need for the works has been detailed extensively in the application. The works have been shown to be necessary and that the least harmful approach has been taken to reach a resolution to allow for the ongoing, viable operation of the existing theatre space. The need for the access ramp to the front of the building has also been clearly set out, however detailed drawings of the new entrance, including the ramp, have not been submitted and as such, will be secured via condition, as well as detailed drawings of the new fenestration and rooflights.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

- 2 One objection has been received and duly taken into account prior to the determination of this application. The site's planning history was taken into account when coming to this decision.

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.

As such, the proposed development 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 National Planning Policy Framework 2019.

- 3 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).

- 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 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.
- 6 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.

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, appearing to be 'DRP', is written over a faint circular stamp.

Daniel Pope
Chief Planning Officer