



Our Ref: A113775 – LW Theatres

Pending Applications

London Borough of Camden
Planning Department
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London

For the attention of Thomas Sild
By email only

5th November 2019

Dear Mr Sild

APPLICATION REFERENCE: 2019/4573/P
25 SHELTON STREET, LONDON WC2H 9HW
LETTER OF OBJECTION

On behalf of my client, LW Theatres, owner of The Cambridge Theatre, please accept this letter as an initial letter of objection in advance of a full response from LW Theatres in respect of the development proposals for 25 Shelton Street, which abuts the Grade II listed Cambridge Theatre. The side wall of the Theatre forms part of the application site.

LW Theatres objected to the previous proposals for the glass pitched roof and steel structure to infill the rear courtyard (2018/0846/P) due to the significant restrictions the proposals would place on planned or unplanned repairs and maintenance of the Theatre, namely the complete removal of access to the side wall.

The proposals subject to this planning application also seek to fully enclose the rear courtyard, now with a light-weight felt roof structure with three rooflights. No structural report has been submitted with the application and we would therefore request that this is provided by the applicant. The proposed roof plan (Drawing Ref. P103) does not show any removeable pathways nor support structures which would accommodate scaffolding and a cherry picker which is required by the Theatre to carry out those essential planned and unplanned repairs.

As you will fully appreciate, planning policies at a national, regional and local level support theatres. In addition, the National Planning Policy Framework makes it an explicit requirement that new development can be integrated effectively with existing facilities such as theatres, placing the responsibility on the applicant to demonstrate that suitable mitigation can address relevant concerns of existing business, and that those existing business should not have unreasonable restrictions placed upon them as a result of new development.

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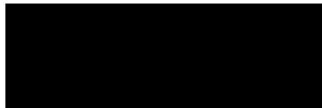


In addition, as a Grade II listed heritage asset, the Council is obliged to consider the heritage implications of the proposals; and as a cultural facility, the Council, in its own planning policies seeks to protect those facilities and manage the impact of adjoining uses.

The previous concerns of the Theatre remain and accordingly, LW Theatres has no choice but to strongly object to these proposals in their current format.

LWT and its consultant team is currently reviewing the supporting planning documents that have been submitted and will formally respond in due course.

Yours sincerely,



Julie Mc Laughlin

Associate

WYG Environment Planning Transport Limited