

Application ref: 2020/1320/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 13 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Bennetts Associates Architects  
1-3 Rawstorne Place  
London  
EC1V 7NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Shaftesbury Theatre**  
**210 Shaftesbury Avenue**  
**London**  
**WC2H 8DP**

Proposal:

Details for conditions 4 (Qualified Engineer), 6 (Design and Method statement showing works in relation to Crossrail) and 7A (Archaeology programme of investigation) of planning permission ref. 2018/0575/P granted on 15/11/2018 for 'Various alterations to theatre building (Class D2) including basement extensions, creation of new entrance fronting Princes Circus, replacement of external lighting to façade and plant at roof level, installation of pavement lights and delivery hatch as well as minor alterations to façade and doors.'

Drawing Nos: 1702\_4.1\_16\_200214-RCE\_Basement Methodology,  
1702\_3.0\_200113\_SRM Condition 4 -Engineer CV, 1702\_2.5\_200302-GSA Crossrail  
Operational Noise Statement, 1702\_2.5\_200214-RSK Shaftesbury Theatre\_GMA CAT  
II Check Crossrail AT SW, 1702\_2.5\_200214-RSK Shaftesbury Theatre\_Category II  
Check\_AT, 1702\_2.5\_20067.01-4-Written Scheme of Investigation

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval-

Condition 4- Details of the qualified chartered engineer required have been submitted to show the appointed engineer is a member of the Institution of Civil Engineers which is a required qualification for matters of land stability. The Council is therefore satisfied with the appointment with respect to safeguarding the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Condition 6- Crossrail Limited have reviewed the submission (Design and Method statement showing works in relation to Crossrail) and have confirmed that the works would not impact their assets. Thus they will not harm existing/proposed strategic transport infrastructure.

Condition 7- The Greater London Archaeology Advisory Service (GLAAS) have considered the submitted 'Written Scheme of Investigation' (WSI) document and have confirmed that it complies with relevant standards and guidance. Part A of this condition relating to the WSI is thus discharged. The date of works commencing on site should be communicated by the archaeology practice to GLAAS. Part B of condition 7 will be discharged following completion of the works and a post-excavation assessment/analysis leading to publication post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material, with submission of appropriate details for approval by the Council.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies A1, A5, D1, D2 and T1 of the Camden Local Plan 2017.

- 2 You are reminded that condition 7 part B of planning permission ref. 2018/0575/P granted on 15/11/2018 requires details to be submitted and approved.

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



Daniel Pope  
Director of Economy, Regeneration and Investment