

Application ref: 2022/3105/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ambassadors Theatre
West Street
London
WC2H 9ND

Proposal:

Installation of plant deck at roof level, replacement roof plant including 1 air handling unit and 10 condenser units and associated ducting, external safety lighting, replacement of window with new first escape door at roof level, and replacement of 2 ground floor windows on West Street elevation

Drawing Nos: 2201-3-001; 2201-3-002; 2201-3-008; 2201-3-009; 2201-3-010; 2201-3-011; 110`-3-012; 2201-3-013; 2201-3-019; 2201-3-020; 2201-3-028; 2201-3-029 rev C; 2201-3-030 rev E; 2201-3-031 rev C; 2201-3-032 rev B; 2201-3-033 rev A; 2201-3-044 rev C; 2201-3-045 rev C; 2201-3-046 rev A; 2201-3-050 rev A; 2201-3-051 rev A; 2201-3-052 rev A; 2201-3-055 rev D; 2201-3-056 rev C; 2201-3-057 rev C; 2201-3-060; 2201-3-061; 2201-3-062; 2201-3-108 rev B; 2201-3-109 rev D; 2201-3-110 rev F; 2201-3-111 rev E; 2201-3-112 rev C; 2201-3-113 rev C; 2201-3-114 rev B; 2201-3-115 rev D; 2201-3-116 rev C; 2201-3-117 rev B; 2201-3-148 rev A; 2201-3-149 rev C; 2201-3-150 rev C; 2201-3-151 rev B; 2201-3-152 rev A; 2201-3-169 rev B; 2201-3-171 rev B; 2201-3-220 rev D; 2201-3-221 rev E; 2201-3-222 rev D; 2201-03-300 rev B; 2201-3-301 rev B; 2201-3-302 rev B; 2201-3-310 rev C; 2201-3-311 rev B; 2201-3-315 rev B; 2201-3-316 rev B; 2201-3-317 rev B; 2201-3-319 rev A; 2201-3-325; 2201-3-500 rev A; 2201-3-501 rev D; 2201-3-510; 2201-3-515; 2201-3-516; 2201-3-520 (1 of 2); 2201-3-520 (2 of 2); 2201-3-550 rev A; 2201-3-551 rev A; 2201-3-555; 2201-3-600 rev A; 2201-3-705; 2201-3-710; 2201-5-700 rev A; Follow-up information on existing timber

glazed door in entrance lobby to be replaced dated 20/09/2022; Plant Noise Assessment prepared by ALN Acoustic Design Ltd dated 12/05/2022; Technical Memorandum prepared by Power Plan dated 15/09/2022; Follow up information for planning prepared by Citizens Design Bureau dated 20/09/2022; CIL form.

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

2201-3-001; 2201-3-002; 2201-3-008; 2201-3-009; 2201-3-010; 2201-3-011; 110`-3-012; 2201-3-013; 2201-3-019; 2201-3-020; 2201-3-028; 2201-3-029 rev C; 2201-3-030 rev E; 2201-3-031 rev C; 2201-3-032 rev B; 2201-3-033 rev A; 2201-3-044 rev C; 2201-3-045 rev C; 2201-3-046 rev A; 2201-3-050 rev A; 2201-3-051 rev A; 2201-3-052 rev A; 2201-3-055 rev D; 2201-3-056 rev C; 2201-3-057 rev C; 2201-3-060; 2201-3-061; 2201-3-062; 2201-3-108 rev B; 2201-3-109 rev D; 2201-3-110 rev F; 2201-3-111 rev E; 2201-3-112 rev C; 2201-3-113 rev C; 2201-3-114 rev B; 2201-3-115 rev D; 2201-3-116 rev C; 2201-3-117 rev B; 2201-3-148 rev A; 2201-3-149 rev C; 2201-3-150 rev C; 2201-3-151 rev B; 2201-3-152 rev A; 2201-3-169 rev B; 2201-3-171 rev B; 2201-3-220 rev D; 2201-3-221 rev E; 2201-3-222 rev D; 2201-03-300 rev B; 2201-3-301 rev B; 2201-3-302 rev B; 2201-3-310 rev C; 2201-3-311 rev B; 2201-3-315 rev B; 2201-3-316 rev B; 2201-3-317 rev B; 2201-3-319 rev A; 2201-3-325; 2201-3-500 rev A; 2201-3-501 rev D; 2201-3-510; 2201-3-515; 2201-3-516; 2201-3-520 (1 of 2); 2201-3-520 (2 of 2); 2201-3-550 rev A; 2201-3-551 rev A; 2201-3-555; 2201-3-600 rev A; 2201-3-705; 2201-3-710; 2201-5-700 rev A; Follow-up information on existing timber glazed door in entrance lobby to be replaced dated 20/09/2022; Plant Noise Assessment prepared by ALN Acoustic Design Ltd dated 12/05/2022; Technical Memorandum prepared by Power Plan dated 15/09/2022; Follow up information for planning prepared by Citizens Design Bureau dated 20/09/2022; CIL form.

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

- 3 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.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least

10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and D1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of the use of the plant equipment, automatic time clocks shall be fitted to the plant equipment hereby approved, to ensure that the plant equipment only operate between 11:00 to 22:30 hours. The timer equipment shall thereafter be permanently retained and maintained.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the replacement of the existing plant on the roof. The units are mainly located within the central part of the roof screened from any street views by the roof of the main building with the chiller unit situated on the roof on the northeast section of the roof of the building. The majority of the replacement plant would continue to be located within the central part of the roof. They would sit on a new steel deck relieving the load stress on the domed roof below. Low level lighting would be installed to aid visibility for any repairs to the roof and the plant. The plant and associated deck would not result in any further harm to the character or appearance of the building. Within this location they would mainly be screened from any public vantage points and would not have a harmful impact on the character or appearance of the surrounding streetscene. The new chiller unit on the roof of the part of the building fronting onto West Street would measure 1.1m in height and would be set back from the front elevation by approximately 2m. The units would not have a harmful impact on the character or appearance of the historic building and would not be visible from the street below and would be considered acceptable.

Given the historic age of the building, the nature of the use and the fact that the proposal is not associated with a comprehensive refurbishment scheme (which could reduce overheating via passive measures), active cooling is considered acceptable in this instance.

The original proposal included the replacement of the marble threshold strip outside the wheelchair accessible entrance doors. Concern was raised by officers about the loss of historic fabric and the works would now be limited to repair and adaptation. A condition would be attached to the associated listed building consent to ensure this.

Other changes include replacement of extract grill within the existing ground floor window panes on West Street elevation with new window panes to match the adjacent windows.

The roof of the building is partially overlooked by windows that serve neighbouring office users. The new plant would not be considered to introduce any amenity impacts by way of loss of outlook, daylight or privacy. A local resident has raised concerns about the noise from the existing units and the fact that they have been left on overnight. The applicant has agreed to restrict the hours of use to the theatre opening hours (11am to 10:30pm) and a condition would be attached to secure this.

A noise assessment has been submitted to support the application. The Council's Environmental Health officer has reviewed the information and confirmed that, when appropriately attenuated as proposed, the plant should comply with the Council's noise standards and should not have an adverse impact on the nearest sensitive-receivers. Two standard noise conditions would be attached to the permission to ensure that the plant operates within the Council's minimum noise standards.

No objections were received prior to making this decision. A letter of support has been received from the Theatres Trust. 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 of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 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 policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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, 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.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 5 You are advised that any other changes to the exterior of the building, such as new signage, are likely to require further planning permission / advertisement consent from the Council.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully,



Daniel Pope
Chief Planning Officer