

Application ref: 2022/3599/L
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Date: 14 October 2022

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Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Ambassadors Theatre
West Street
London
WC2H 9ND

Proposal:

External and internal alterations including installation of plant deck at roof level and associated plant equipment and various repair work and redecoration, repairs to internal fabric, alterations and refurbishment of seating, installation of lift, upgrading of building services, new lighting and speakers, alterations to the bar and other internal decorations.

Drawing Nos: 2201-3-001; 2201-3-002; 2201-3-008; 2201-3-009; 2201-3-010; 2201-3-011; 2201-3-012; 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 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Prior to the relevant part of the works all historic elements within the building to be removed as part of the works hereby approved shall either be used elsewhere within the building or stored in safe storage on site for future use as part of a comprehensive heritage and sustainability salvage strategy to be submitted and approved in writing prior to the local planning authority.

Any off-site storage required as a result of operational reasons shall be required to be agreed in advance by the local planning authority.

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.

- 5 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all new windows (including jambs, head and cill) and internal and external doors;

b) Details including annotated elevations, plan and section drawings showing

how the new fire door at roof level will be installed within the existing lintel and reveals, details of the drop to window apron and the details of the new door including glazed panels.

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 The marble threshold strip outside the wheelchair accessible entrance doors fronting onto West Street shall be repaired and adapted.

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.

Informative(s):

- 1 Reasons to grant listed building consent:

Permission is sought for the replacement of the existing plant on the roof. The units are mainly located within the central part of the sunken roof screened from any street views by the roof of the main building with the chiller unit situated on the roof on the northeast elevation of the building. The replacement plant would continue to be located within the central part of the sunken roof and would not result in any loss of historic fabric. It should be noted that there is an existing non-original window overlooking the sunken area which is proposed to be converted to a door. The revised drawings show a door with a glass panel in the upper section of the door. A condition would be attached requiring annotated large-scale elevation, plan and section drawings showing how the door will be installed within the existing lintel and reveals, how the window apron will be dropped and how the door itself will look. It is also recommended that it should be glazed to echo the existing window and to bring light into the building.

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 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 ensure this. The loss of the fixed panel and single entrance door is regrettable however it is

appreciated to deliver wheelchair accessibility there may be no option to retain them in-situ. The replacement doors would match the detailed design of the existing doors. The salvage strategy to be secured by condition would include the reuse of the existing entrance door and side panel either elsewhere in the building (preferred option) or that they are stored securely on site for future use.

Elsewhere, it is proposed to repair historic decorative ironwork to the front canopy facing West Street. These works are welcomed and should be like-for-like and adhere to conservation principles. An informative would be attached advising the applicant that any other changes to the exterior of the building, such as new signage, are likely to require further permission from the Council.

It is appreciated that it will be necessary to make some changes to provide better and safer facilities for visitors including level access, improved WC provision, renewed services and improved fire compartmentation where required. As a consequence, a small reduction in seat numbers and the replacement and reconfiguration of some non-original seating will be necessary to facilitate the recognised improvements, in particular the introduction of a wheelchair lift to the rear of the auditorium and also more leg-room for the audience. Redundant services will also be removed from the auditorium and back-of-house areas which will also involve the removal of non-original and out-of-keeping fabric such as from the stalls ceiling.

It is proposed to reuse the side metal end panels of the existing auditorium seats that have been removed and include them in the design of the new replacement seats which is welcomed and supported. In order to ensure that any removed fabric of value (including the auditorium seats) would be reused rather than discarded, a condition would be attached to secure a salvage strategy for the historic features that are to be removed so that they can be re-used in a suitable context elsewhere as part of the works.

2 Reasons for granting listed building consent (continued)

Redundant services will also be removed from the auditorium and back-of-house areas which will also involve the removal of non-original and out-of-keeping fabric such as from the stalls ceiling. No historic fabric would be lost and the works would not harm the special interest of the listed building.

The original proposed included the replacement of the existing circle door with a new door opening. Concerns were raised regarding the loss of the original door and the scheme has been revised to retain this door which is welcomed. The existing cast iron radiators are also proposed to now be retained which is welcomed.

The site's planning history has been taken into account when making this decision. No objections have been received prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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.
- 4 You are advised that any other changes to the exterior of the building, such as new signage, are likely to require further listed building 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully,

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer