

Application ref: 2022/4435/P
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Date: 3 February 2023

Development Management
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Reed Watts Architects
21C Clerkenwell Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Roundhouse Theatre
Chalk Farm Road
London
NW1 8EH

Proposal:

Details of Servicing Management Plan as required by condition 8 of planning permission ref 2016/5760/P dated 16/08/2018 for: The erection of a new building ranging from two to four storeys in height to accommodate new studios (Class D1) and offices (Class B1) within the service yard and the addition of a sixth storey to the existing 'container' office building for office accommodation (Class B1) together with installation of rail side storage containers and associated works within the service yard area.

Drawing Nos: Roundhouse Site DSMP by Triglyph Property Consultants dated July 2022; Cover letter by Reed Watts dated 12/10/2022; 1906(0)010 P03 Rev P02; 1056_07_001 Rev P3.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving details:

Condition 8 requires details of Servicing Management Plan. These have been provided and show details of how the site would be serviced and deliveries

managed.

The new Roundhouse Works building forms part of the wider Roundhouse estate. The Roundhouse is served by a large service yard and the new building will be serviced from this existing service yard with all deliveries through the main service yard. Delivery unloading areas are indicated on the site plans and the 'swept path' diagrams. These areas are large enough for two full size articulated lorries and also provide space for smaller vehicle deliveries and waste collections.

Most of the activity within the Roundhouse service yard will continue to be associated with the existing main Roundhouse building, its bars and theatre, and very few with the new Roundhouse Works building. The design of the Roundhouse estate masterplan has been developed to be flexible enough to deal with the requirements of various touring shows, and the ever-changing dynamic of a modern world class entertainment venue.

Council Transport officers have reviewed the information and considered it sufficient to discharge condition 8. The proposed operation of the Servicing Management Plan would avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclists and other road users.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies A1, T1, T3 and T4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that an application has been submitted to discharge condition 3b (railings and balustrade) of planning permission ref: 2016/5760/P dated 16/08/2018 and this is currently pending consideration.

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



Daniel Pope
Chief Planning Officer