

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Theatre Royal, Catherine Street, London, WC2B 5JF,		
Proposal	Change of use of the ground floor and basement of no. 6 Catherine Street from office use (use class B1) to restaurant use (use class A3), together with associated elevational changes at ground floor level (No. 6 Catherine Street); creation of a new opening between no. 6 Catherine Street and Vinegar Yard; enclosure of the rear part of Vinegar Yard; demolition of a redundant generator shed in Vinegar Yard; installation of exterior plant equipment on the Theatre Royal Drury Lane and Vinegar Yard; and the creation of a publically-accessible terrace on the Theatre Royal at the corner of Russell Street and Catherine Street. Internal works to the front of house, auditorium, stage area and back of house of the Theatre Royal. (Site includes Theatre Royal and 6 Catherine Street).		
Agent	Miss Julie McLaughlin		
On behalf of	Really Useful Theatres Group Ltd		
Registered Number	17/08082/FULL	Date amended/ completed	11 September 2017
Date Application Received	8 September 2017		
Historic Building Grade	Theatre Royal Grade I		
Conservation Area	Covent Garden		

1. RECOMMENDATION

1. Grant conditional permission.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The Theatre Royal is one of the UK's most important theatres. There has been a theatre in this location since the mid-1600s, the current theatre building is Grade I listed and is of exceptional significance. Planning permission and listed building consent are sought for the refurbishment and restoration of the Theatre and the introduction of a restaurant use (class A3) at basement and ground

floor level of 6 Catherine Street, with the partial enclosure of Vinegar Yard in between, to provide new links to the Theatre and restaurant use.

The key issue for consideration are:

- The impact of the proposals on the special interest of this Grade I listed Theatre; and on the character and appearance of the Covent Garden Conservation Area;
- The land use implications of the proposal; and
- The impact of the proposal on the amenity of surrounding residents.

With the imposition of conditions the proposals are considered acceptable in listed building, conservation, design, land use and amenity terms.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Theatre Royal



6 Catherine Street

5. CONSULTATIONS

HISTORIC ENGLAND

Authorisation received dated 13 October 2017.

HISTORIC ENGLAND (ARCHAEOLOGY)

Archaeology condition recommended.

THEATRES TRUST

Support the application which will restore, refurbish and alter the stage, auditorium and front of house facilities to sustain and support the ongoing vitality and viability of this important Grade I listed Theatre into the future. The proposals greatly improve the Theatres technical and operational capabilities, access around the theatre, and addresses audience comfort and connectivity without compromising the heritage or architectural significance of the heritage asset. Whilst there is a loss of some historic fabric, the overall benefit to the Theatre as a whole clearly outweighs the harm caused. Recommend that conditions be attached in relation to the storage of the two salvaged items of sub-stage machinery and the requirement for a construction management plan to ensure that construction work will not affect the operation of other theatres in the area.

COVENT GARDEN COMMUNITY ASSOCIATION

Objection raised to the introduction of a terrace on the Russell Street colonnade which is inappropriate and will harm the special interest of the Grade I listed building. Conditions should be attached to ensure that plant and equipment does not cause a nuisance to nearby residential properties.

COVENT GARDEN AREA TRUST

Any response to be reported verbally.

CLEANSING

Waste storage is proposed within Vinegar Yard and is adequate to cope with the waste that will be generated from the development. A servicing management plan should be secured by condition.

HIGHWAYS PLANNING MANAGER

Cycle parking and a servicing management plan should be secured by condition. External tables and chairs would need to be the subject of a separate application.

ENVIRONMENTAL HEALTH

No objection, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 217

Total No. of replies: 10

No. of objections: 8 (from 6 individuals)

No. in support: 2

Letters received from the Ambassador Theatre Group (ATG), The Historical Research Committee of the Association of British Theatre Technicians and 6 neighbouring residents raising the following comments:

Design

- Stringent conditions are required for recording, removal and preservation of the three pairs of stage bridges and two sets of counterweight flying equipment which dates from 1890. All interested parties should be allowed to contribute to the future plans of the equipment.
- Visual intrusion of ductwork to the rear of 6 Catherine Street.

Amenity

- The large ducts proposed to the rear of 6 Catherine Street may cause noise disturbance and odours to residents.
- The glazed roof to the restaurant has the potential to cause noise disturbance, overlooking and light pollution to residents.
- Noise from extra visitors to the building outside performance times.

Other

- ATG seek to ensure that regular operations at Fortune Theatre and their other Theatres nearby are not adversely affected during construction works.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The Theatre Royal is one of the UK's most important theatres. There has been a theatre in this location since the mid-1600s, the current theatre building is Grade I listed and is of exceptional significance. It is located on the eastern side of Catherine Street with frontages also to Russell Street and Drury Lane. The application site incorporates the unlisted 6 Catherine Street immediately adjacent to the Theatre which is in office use (class B1). Vinegar Yard sits in between the Theatre and 6 Catherine Street running between Catherine Street and Drury Lane. It provides front and back of house exit routes from the Theatre onto Catherine Street. It is no longer a public thoroughfare and an elevated extension at second floor level over Vinegar Yard links the Theatre Royal and No. 6 Catherine Street.

The site lies within the Covent Garden Conservation Area, core Central Activities Zone (CAZ), the West End Stress Area and falls within a Tier 1 Archaeological Priority Area (Lundenwic and The Strand).

6.2 Recent Relevant History

Theatre Royal

There have been numerous minor planning permissions and listed building consents for works to the Theatre throughout the years, including new plant and signage.

6 Catherine Street

Planning permission was granted for the demolition of the existing and erection of a new mansard roof extension; installation of air conditioning plant in yard at rear ground floor level; replacement of windows, entrance screens and doors to create new ground floor entrance; all in connection with continued office use (class B1) in July 2017.

This proposal included a listed building consent for the creation of an internal doorway at second floor level into Theatre Royal.

7. THE PROPOSAL

Planning permission and listed building consent are sought for the refurbishment and restoration of the Theatre and the introduction of a restaurant use (class A3) at basement and ground floor level of 6 Catherine Street, with the partial enclosure of Vinegar Yard in between, to provide new links to the Theatre and the restaurant use.

The proposed works to the Theatre can be summarised as follows:

- Front of house: Refurbishment and restoration of front of house areas including new level access into the theatre from Russell Street, improved circulation routes; introduction of a new lift; and enhanced foyer area. A new publically-accessible terrace is proposed at the corner of Russell Street and Catherine Street.
- Auditorium: Enhancement of the early 20th century alterations through modifications to the balcony fronts of the Royal and Grand circles; Improvement to sightlines and audience comfort; introduction of wheelchair positions at three levels; and upgrading the technical facilities.
- Stage House and Sub Stage: Removal of the long-disused historic stage lifts to allow a modern demountable stage and levelling of the stage.
- Vinegar Yard and 6 Catherine Street: New entrance doors and partial enclosure of Vinegar Yard; new ground floor frontage, glazed roof at rear ground floor and full height extract duct to the rear of No. 6 in connection with the use of the basement and ground floor as a restaurant.
- New mechanical plant on the roof of Vinegar Yard and the Theatre.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The existing and proposed land uses can be summarised as follows:

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Theatre	11,633	11,633	0
Office	398	0	-398
Restaurant	0	398	+398
Total	12,031	12,031	

Theatre use

Policy TACE 6 of the UDP and S22 of the City Plan protect Theatre uses. The proposals will enhance and upgrade this important Grade I listed Theatre, ensuring its long term use and viability. There will be a reduction in capacity from 2,250 seats to 2,023, however, the proposals will significantly improve circulation, accessibility and audience experience as well as update facilities and technical equipment. The proposals are therefore welcomed in land use terms.

Loss of office use

It is proposed to change the use of the basement and ground floor of 6 Catherine Street into restaurant use, resulting in the loss of 398sqm of office floorspace. Policy S20 of the City Plan relates to offices and seeks to restrict the loss of the office space to housing, however, the loss of offices to other commercial uses are acceptable. The proposal is therefore in accordance with this policy.

Restaurant use

Policy TACE 9 of the UDP relates to restaurant/cafe uses within the CAZ and West End Stress Area with a gross floorspace of between 150m² and 500m². This policy aims to ensure that restaurant and bar uses have no adverse effect upon residential amenity or local environmental quality as a result of noise, vibration, smells, increased late night activity or increased parking and traffic; and no adverse effect on the character and function of the area.

The proposed restaurant will be sited at basement and ground floor level of 6 Catherine Street, with an internal link into the newly enclosed Vinegar Yard, which will provide level access into the restaurant as well as provide ancillary space to the Theatre. The introduction of active street frontage to 6 Catherine Street and Vinegar Yard will enhance the character and vitality of the area.

The nearest residential accommodation is located in the neighbouring building at 23 Tavistock Street/2-4 Catherine Street, on the opposite side of Catherine Street and within Stirling and Siddons Court, Tavistock Street. Concern has been raised that the proposed restaurant will result in increased noise disturbance to residents.

Vinegar Yard is currently open and used as an exit from the stalls after performances. Its enclosure is therefore likely to result in reduced noise levels to residents. To the rear of No. 6 Catherine Street, a new glazed roof is proposed at ground floor level and a full height kitchen extract duct, immediately adjacent to 23 Tavistock Street/2-4 Catherine Street. The applicant has confirmed that the glazing to the roof and along the boundary of Vinegar Yard has been designed to prevent noise outbreak from the restaurant and it is recommended that this be secured by condition.

The proposed full height extract duct will ensure the adequate dispersal of cooking fumes/odours and has been designed to accommodate noise silencers in order to comply with the Councils standard noise condition. Environmental Health Noise Team raise no objection, subject to a condition requiring post installation noise monitoring to ensure compliance with the standard noise condition.

Conditions are also recommended to limit the hours of opening of the restaurant use and operation of the full height extract duct to between 08.00 and 2400 Monday to Saturday and 2330 on Sundays, to protect the amenity of surrounding residents.

8.2 Historic Building, Design and Townscape

The main historic building/design issues are (i) the impact of proposals on the special architectural and historic interest (significance) of the Grade I listed building and (ii) the impact of proposals on local townscape and the character and appearance of the Covent Garden Conservation Area.

Significance of the buildings

The Theatre Royal is one of the UK's most important theatres. There has been a theatre in this location since the mid-1600s and the current theatre building is of exceptional significance. Dating from 1812 by Benjamin Dean Wyatt, it retains much original fabric including the earliest surviving theatre front of any London theatre, and some of the most architecturally complete Georgian theatre interiors in the UK, its front of house areas are of particular interest.

While the original Georgian fabric makes the greatest contribution to the building's significance, later alterations also contribute to its special interest, providing evidence of changes in theatre design and technology. The Theatre has undergone a number of phases of later alteration and extension, notably in the 1920s and the current auditorium dates from this period. Some rare 19th century machinery in the form of hydraulic and electric stage lifts also remains in the sub-stage area.

The adjoining 6 Catherine Street is unlisted and is an attractive red brick, Edwardian building which makes a positive contribution to the character and appearance of both the Covent Garden Conservation Area and the setting of the Theatre.

Impact of proposals on significance

Extensive refurbishment works are proposed throughout the listed building with the overall aim of improving accessibility and audience experience and updating facilities and technical equipment. The most significant interventions are those to the entrance, foyer and front of house areas, remodeling within the auditorium, the removal and replacement of historic sub-stage machinery and the new foyer extension linking to the restaurant in the adjoining 6 Catherine Street. These are considered below:

(i) Entrance and Front of House changes

The front of house area retains a highly significant series of spaces dating from 1812, known as the Wyatt Rooms which includes the entrance foyer, Rotunda and Royal Staircases and the Grand Salon. Proposals will open up these areas to improve accessibility and circulation and strip back later alterations, including a number of unsympathetic 20th Century alterations. These changes will be highly beneficial and will better reveal the original Wyatt design and detail within these significant spaces.

The original 1812 foyer spanned the full width of the building and works will reinstate this, removing later infills and accretions to reveal the original layout and architectural detail. To allow level access to the foyer, entrances are to be re-instated to the Russell Street elevation (using the existing opening and door) with another new entrance through the newly created foyer area in Vinegar Yard. All original external doors will be retained with simple new glass and timber doors/ draught lobbies behind these.

Opening up works will necessitate the removal of two attractive 1920s timber booths from the Foyer area, which are of some interest. The heritage statement indicates the intention is to retain them but a location has not been shown for these and it is recommended that their retention and relocation be secured by condition. Other memorials and statues will be retained.

The undersides of the grand Wyatt stair were enclosed in the 1920s and these later partitions will be removed to fully reveal the staircase, resulting in significant improvements to this area. Some changes are to be made to the original historic circulation pattern, and new openings will be created. While this will result in some minor loss of historic fabric, it will allow a direct connection from the Rotunda to the stalls and from the stair to the balcony, improving wayfinding/ circulation for audience members, removing segregated access and allowing all theatre goers better access to these most significant parts of the building.

Externally a number of changes are proposed to the original Wyatt Façade to Catherine Street. A new window will be created to the Vinegar Yard side of the Catherine Street entrance portico in place of the (1920s) door to the balcony. The façade originally had two blank alcoves in these locations and works will not therefore reinstate the original configuration. However, those areas affected have previously been altered and proposals will reinstate symmetry to the façade and improve the foyer space and this is therefore acceptable.

Other external works include a new terrace on the colonnade to Russell Street. Although a later (1831) addition, this attractive colonnade contributes positively to the character of the building and is visible in longer views within the conservation area, contributing to its character and appearance. A more solid balustrade will be introduced around the terrace, which will be more prominent than the existing. However, this proposal would also allow for the removal of the large sign currently in this location (replacement signage will form part of a future application). There is an existing terrace above the front entrance portico which does not have a significant visual impact. The new terrace Russell Street terrace would be confined to a small area at the front of the colonnade and will have a balustrade matching the detail to the front terrace. Proposals will have limited impact on historic fabric and this area can already be accessed through an existing door. On balance, this is therefore acceptable, subject to a condition to ensure any associated clutter to the terrace is minimised.

(ii) Auditorium, Stage House and Back of House areas

The current auditorium dates largely from 1922 to the designs of Emblin, Walker, Jones and Crombie. Proposals in this area include re-raking to improve sightlines and some substantial remodelling work, bringing forward the rear wall of the stalls to remove the worst seats in the house and, at upper levels, reconfiguration of balcony fronts,

reshaping the line of the Royal and Grand circles to engulf the first boxes. The Royal Box will also be altered and a new area for technical equipment created removing the boxes closest to the Proscenium arch. Balcony fronts will be retained, remodelled and extended to match. All seating will be replaced with new seating of increased width and there will be increased provision for wheelchairs. These works will reduce overall capacity but significantly improve sight lines, comfort and allow some rationalisation and improvements to the siting and appearance of technical equipment.

While of interest, the fabric within the auditorium is of lesser significance than that to the front of house spaces. The decorative scheme, detail to balcony fronts and original character of the space will be retained, and proposals will also bring significant improvements in terms of audience experience and comfort, and these alterations are therefore acceptable.

A number of works are also proposed to the stage to bring this up to modern standards including installation a level modular stage, which will result in some minor demolition of original Wyatt fabric to the rear of the orchestra pit. In the area below the stage there is some historic sub stage machinery of considerable interest which includes two hydraulic and four electric lifts installed in the late 19th century. These are rare surviving examples of historic theatre machinery, which was cutting edge technology at the time of installation. The machinery is extremely large, is no longer in use and an area in which to relocate this within the Theatre itself could not be found.

The loss of this machinery in-situ is regrettable but the applicants are proposing to undertake a full recording exercise and have been seeking a suitable location to relocate some of this equipment. The Theatre's Trust and Association of Theatre Technicians have asked that the recording and storage and relocation of items is assured. A recording strategy has been provided with the application. However, a condition will secure a more detailed strategy, requiring digital scanning, models and a display in relation to this machinery to be retained within the Theatre. Further details of the methodology for removal and storage of the equipment has also been conditioned.

(iii) Vinegar Yard and 6 Catherine Street

The infill extension to Vinegar Yard will be a simple glass and timber infill which will create a new enclosed foyer area, linking the Theatre with the new restaurant in 6 Catherine Street. This glass and timber infill will sit below a later, high level brick extension above the yard and is set back from the main facade of the theatre. Its design, detail and materials will create an attractive space which retains the character of a yard and will form an appropriate addition in this location. The existing pedimented entrance and gates which front Vinegar Yard will be retained and its set back means the infill will have limited visibility from the street. A number of changes to the existing openings to the side elevation of the theatre are proposed to create interconnections with the Theatre and views through to the Wyatt foyer and there will also be level access to the new lift. While this will result in the loss of some fabric, the overall benefits of creation of a new foyer in improving facilities circulation and access are considerable and works are supported.

External plant and ducts will also be located in this area. The plant on the roof of the first floor extension on Vinegar Yard will be set behind the parapet wall which is to be raised

in brick and it will therefore have limited visibility. To the main theatre a large amount of plant is proposed. The applicants have indicated this is the only location they can put this, it is set well back on the building and screened. This will not affect fabric of interest, there are already various elements of plant and accretions on the roof and while large, the plant screen will ensure a coherent appearance to the roofscape from private views and will have very limited visibility from the street.

A full height extract duct will also be added to the side elevation of the Theatre which is regrettable. However, the duct itself is relatively narrow and again is set well back on the elevation and is unlikely to be visible in street views. A condition is recommended to ensure this is appropriately finished and its visual impact is acceptable.

In addition, a full height duct and dumb waiters from ground to first floor level are proposed to the rear of 6 Catherine Street. Its rear elevation can be glimpsed in street views from Drury Lane and the publically accessible side of Vinegar Yard, as well as in private views from adjoining residential properties. The applicants have indicated these cannot be located internally within the unlisted buildings and, while this was initially very large, the duct has been reduced in width and set away from windows and it will be finished to match adjoining brickwork. These will not have a significant visual impact on the wider conservation area and setting of the listed building and conditions have been imposed to ensure the finish both to the duct and dumb waiter is appropriate. These proposals are therefore acceptable in design terms.

Other

A number of other alterations are proposed throughout the building, but these are not considered to impact significantly on or cause harm to the building's special interest. These include changes to bars and circulation throughout the building and new toilet facilities, generally in areas of lower significance, which were significantly altered in the 20th century. A new lift serving all floors is proposed on the Vinegar Yard side of the building in an area that currently houses WCs at all levels, and again in an area more significantly altered in the 20th Century. Throughout the building a range of minor alterations are proposed which include fire and acoustic upgrades, along with changes to lighting and services. There will be some minor refurbishment and redecoration works to back of house areas but these works are minor in nature and will not cause harm to the significance of the listed building.

Conclusion

While works will lead to loss of some original/ historic fabric from all phases of the building's development and will result in some minor, less than substantial harm to the significance of the listed building, taken overall proposals bring substantial public and other heritage benefits, resulting in significant improvements to accessibility and facilities within the theatre and restoring and enhancing some of its most significant spaces. The external works are relatively minor and overall the impact on the special interest of the listed building and character and appearance of the conservation area is not significant and the contribution of these two important buildings and the character and appearance of the conservation area will be maintained and enhanced. Taken overall, proposals represent a substantial investment to secure the future success and viability of this unique and important West End theatre. These therefore comply with local and national

policy, in particular paragraph 134 of the National Planning Policy Framework, policies S25 (Heritage) and S28 (Design) of the Westminster City Plan and saved policies DES1, DES5, DES6, DES9 and DES10 of the Unitary Development Plan.

8.3 Residential Amenity

There is an existing structure overhanging Vinegar Yard at second floor level. It is proposed to enclose Vinegar Yard beneath this structure with simple timber and glazed framework, immediately adjacent to the boundary with Stirling Court, Tavistock Street. The glazing will be located at high level internally, and will be fixed shut and contain obscure glass. It is not therefore considered that it will result in a loss of privacy/overlooking to neighbouring residents.

The neighbouring property at 2-4 Catherine Street/23 Tavistock Street contain 4 flats at first to fourth floor level which contain windows in the side elevation, serving bathrooms and bedrooms, facing 6 Catherine Street. The proposed glass roof at ground floor level to the rear of No. 6 Catherine Street will be adjacent to the boundary with this property and it is therefore proposed to be fixed shut and contain obscure glass to protect the privacy of these residents.

The proposed full height extract duct for the restaurant use will be adjacent to an existing duct to the rear of 2-4 Catherine Street. The applicant has confirmed that it is not possible to locate the duct internally within the building, however, the duct has been redesigned to reduce its size (width and projection). It is not considered that the duct will result in a loss of light or cause a sense of enclosure to residents within 23 Tavistock Street.

New plant and plant screens are also proposed on the roof of Vinegar Yard and on the main roof of the Theatre, however, these are considered to be at a sufficient distance not to result in a loss of amenity to surrounding residents. Environmental Health have confirmed that the plant is likely to comply with the Council's standard noise conditions.

8.4 Transportation/Parking

The applicant has submitted a Transport Statement in support of their application.

Off street servicing cannot be accommodated within the site. A condition is recommended to secure a detailed Delivery and Servicing Management Plan for the site to ensure that deliveries are carried out efficiently and do not cause an obstruction to other highway users, including vehicles and pedestrians.

Adequate refuse storage for waste and recycling materials is proposed in Vinegar Yard.

There is an existing secure area in Vinegar Yard for 10 cycle parking spaces for Theatre staff. The restaurant use will require 3 additional cycle parking spaces and it is recommended that this be secured by condition.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The existing building has very restricted access for wheelchair users and there is currently no lift in the building. Inclusive design has driven many aspects of the proposed layout configurations. New level access is proposed into the Theatre from Russell Street and Vinegar Yard. Improved circulation routes will improve accessibility for all patrons and a new lift will provide access to all levels. Wheelchair positions are proposed in the auditorium at three levels (21 spaces in total) and the number of accessible toilets has increased.

8.7 Other UDP/Westminster Policy Considerations

The Basement Revision and Mixed Use Revision to the City Plan were submitted to the Secretary of State in December 2015. The independent examination was held in March 2016. Following the examination, a further consultation was held between 20 April and 5 June 2016, inviting responses to the proposed main modifications. Having considered the responses, none of the matters raised bring forward new issues which were not considered by the Inspector at the examination hearings in March.

Therefore, in accordance with Paragraph 216 of the National Planning Policy Framework, the Council will take the Basement Revision and Mixed Use Revision into account as a material consideration with significant weight in determining planning applications, effective from Tuesday 7 June 2016. One exception applies, in relation to the Basement Revision, specifically the application of the Code of Construction Practice [Policy CM28.1 Section A2b], which will be applied from the date of publication of the Code of Construction Practice document, likely to be at the end of June.

The implications of the revisions to the City Plan for the development subject of this report are outlined elsewhere in the report

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

The development is not CIL liable.

8.11 Environmental Impact Assessment

An Environmental Impact Assessment is not required. The applicant has submitted an Energy Assessment in support of their application. Due to the listed nature of the Theatre, there are limitations to the major interventions that are possible in order to minimise the energy use of the building. Improving the building fabric to minimise the energy use is difficult and the focus is therefore on improvements to the efficiency of the existing service installations including lighting and heating, ventilation and cooling (HVAC) systems. The Energy Assessment demonstrates that by improving the efficiency of the building's lighting and HVAC systems, there will be a reduction of approximately 56.8% in CO2 emissions following the refurbishment.

8.12 Other Issues

Construction Impact

The proposed development is not of a scale that will require the applicant to join up to the Council's Code of Construction Practice. The Ambassador Theatre Group seek to ensure that regular operations at the Fortune Theatre and their other Theatres nearby are not adversely affected during construction works. An informative is recommended advising the applicant to engage with ATG during construction works to minimise disturbance to their theatres, particularly during matinee times.

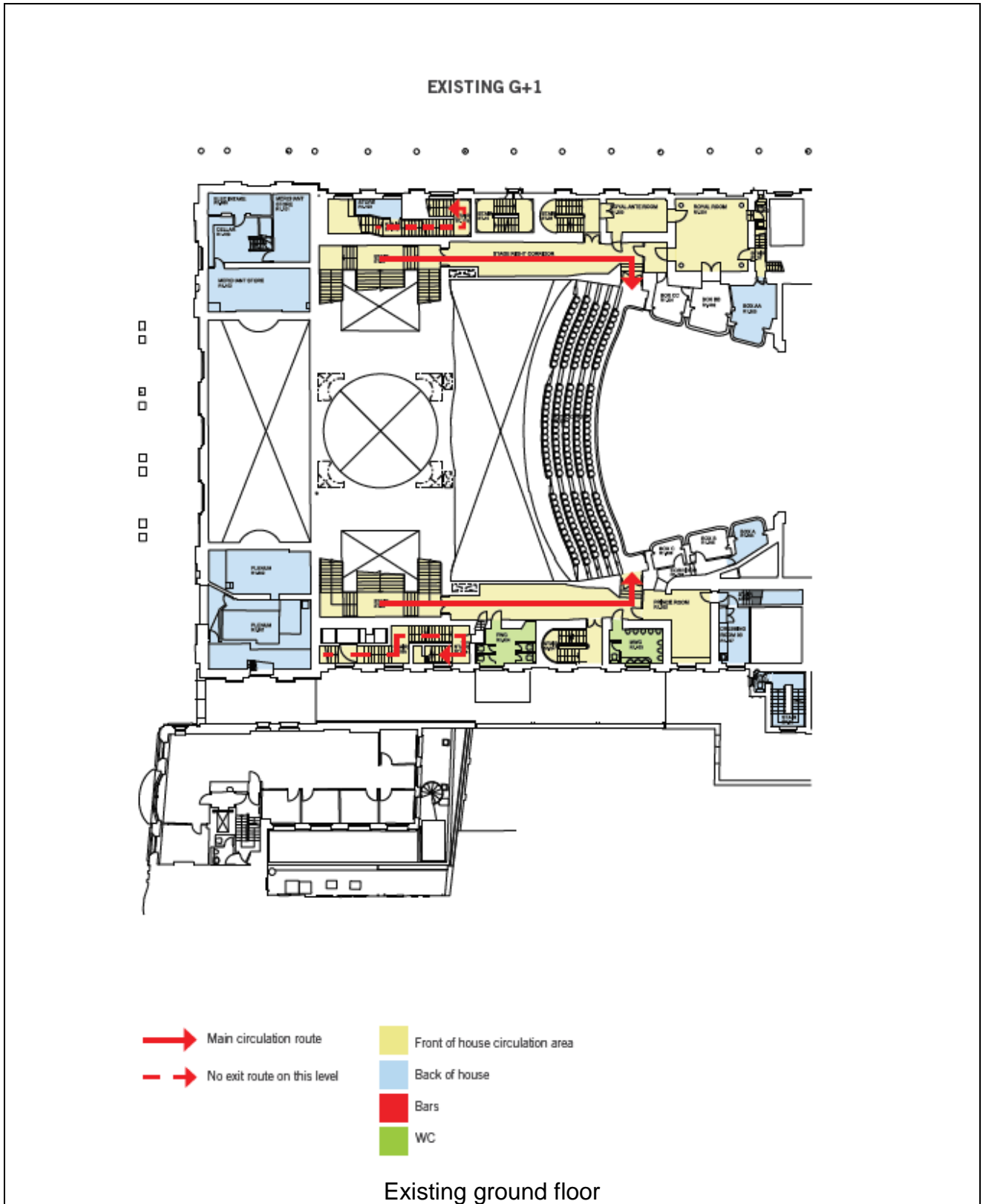
9. BACKGROUND PAPERS

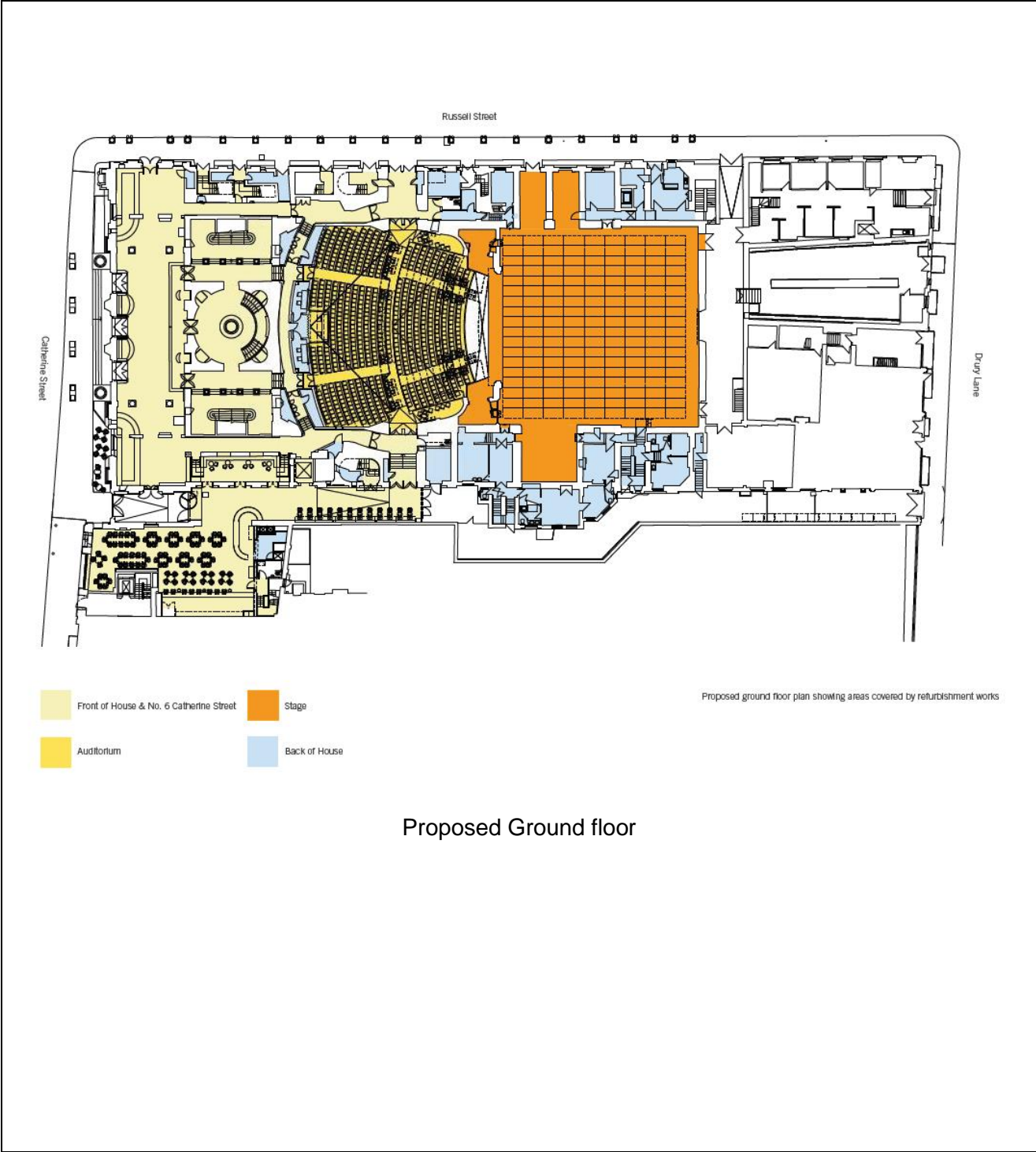
1. Application form.
2. Letter from Historic England dated 25 September 2017.
3. Letter from Historic England Archaeology dated 29 September 2017.
4. Letter from Theatres Trust dated 19 October 2017.
5. Response from Covent Garden Community Association, dated 29 September 2017.
6. Memorandum from Highways Planning Manager dated 28 September 2017.
7. Memorandum from Cleansing dated 27 September 2017.
8. Memorandum from Environmental Health dated 24 November 2017.
9. Letter from occupier of PLC Architects, 25/26 Hampshire Terrace, dated 29 September 2017
10. Letter from occupier of 8 Stirling Ct, London, dated 30 September 2017
11. Letter from occupier of 8 Stirling Ct, London, dated 30 September 2017
12. Letter from occupier of 8 Stirling Ct, London, dated 30 September 2017
13. Letter from occupier of 23 Tavistock Street, London, dated 29 September 2017
14. Letter from occupier of Apartment 2, 23 Tavistock St, dated 26 September 2017
15. Letter from occupier of Apartment 2, 23 Tavistock St, dated 29 September 2017
16. Letter from occupier of Flat 3, 23 Tavistock Street, dated 2 October 2017
17. Letter from occupier of Flat 3, 23 Tavistock Street, dated 2 October 2017
18. Letter from occupier of Flat 3, 23 Tavistock Street, dated 1 October 2017
19. Letter from Ambassador Theatre Group, dated 28 September 2017.
20. Letter from Association of British Theatre Technicians.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: **MATTHEW MASON** BY EMAIL AT mmason@westminster.gov.uk.

10. KEY DRAWINGS







Existing elevation Catherine Street

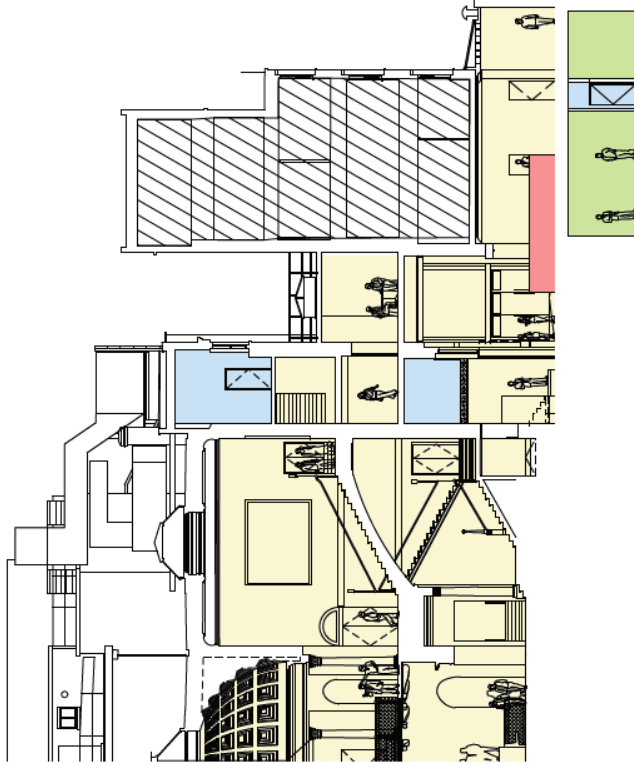
Existing Catherine Street frontage



Proposed elevation Catherine Street

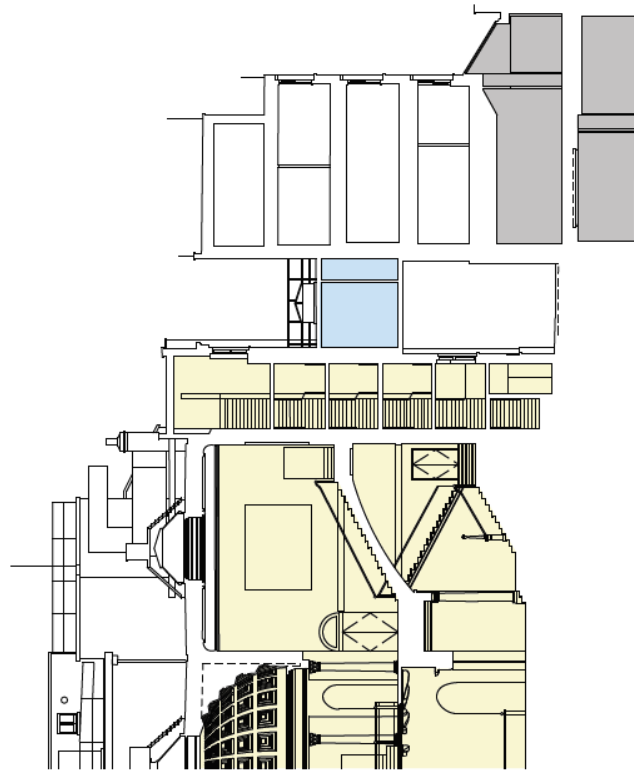
Proposed Catherine Street frontage

PROPOSED SECTION



Proposed section through Vinegar Yard and No.6 Catherine Street

EXISTING SECTION



Existing section through Vinegar Yard and No.6 Catherine Street



Existing Vinegar Yard elevation towards theatre

Existing section through Vinegar Yard



All floors above ground floor, including roof line. LFA scheme consented under separate, earlier application

Proposed Vinegar Yard elevation towards theatre

Proposed section through Vinegar Yard



Proposed section through 6 Catherine Street



Vinegar Yard – Proposed



Proposed rear elevation - 6 Catherine Street

DRAFT DECISION LETTER

- Address:** Theatre Royal, Catherine Street, London, WC2B 5JF,
- Proposal:** Use of the ground floor and basement of no. 6 Catherine Street as a restaurant (use class A3), together with associated elevational changes at ground floor level (No. 6 Catherine Street); creation of a new opening between no. 6 Catherine Street and Vinegar Yard; enclosure of the rear part of Vinegar Yard; demolition of a redundant generator shed in Vinegar Yard; installation of exterior plant equipment on the Theatre Royal Drury Lane and Vinegar Yard; and the creation of a publically-accessible terrace on the Theatre Royal at the corner of Russell Street and Catherine Street. Internal works to the front of house, auditorium, stage area and back of house of the Theatre Royal. (site includes Theatre Royal and 6 Catherine Street).
- Reference:** 17/08082/FULL
- Plan Nos:** 1425_HT_P_001;1425_HT_P_100; 1425_HT_P_101_ZN1; 1425_HT_P_101_ZN2; 1425_HT_P_101_ZN3; 1425_HT_P_102_ZN1; 1425_HT_P_102_ZN2; 1425_HT_P_102_ZN3; 1425_HT_P_103_ZN1; 1425_HT_P_103_ZN2; 1425_HT_P_103_ZN3; 1425_HT_P_104_ZN1; 1425_HT_P_104_ZN2; 1425_HT_P_105_ZN1; 1425_HT_P_105_ZN2; 1425_HT_P_106_ZN1; 1425_HT_P_106_ZN2; 1425_HT_P_107_ZN1; 1425_HT_P_107_ZN2; 1425_HT_P_108; 1425_HT_P_109; 1425_HT_P_110; 1425_HT_P_111; 1425_HT_P_112_ZN1; 1425_HT_P_112_ZN2; 1425_HT_RCP_100; 1425_HT_RCP_101_ZN1; 1425_HT_RCP_101_ZN2; 1425_HT_RCP_101_ZN3; 1425_HT_RCP_102_ZN1; 1425_HT_RCP_102_ZN2; 1425_HT_RCP_102_ZN3; 1425_HT_RCP_103_ZN1; 1425_HT_RCP_103_ZN2; 1425_HT_RCP_103_ZN3; 1425_HT_RCP_104_ZN1; 1425_HT_RCP_104_ZN2; 1425_HT_RCP_105_ZN1; 1425_HT_RCP_105_ZN2; 1425_HT_RCP_106_ZN1; 1425_HT_RCP_106_ZN2; 1425_HT_RCP_107_ZN1; 1425_HT_RCP_107_ZN2; 1425_HT_S_300_ZN1; 1425_HT_S_300_ZN2; 1425_HT_S_301; 1425_HT_S_302; 1425_HT_S_305_ZN1; 1425_HT_S_305_ZN2; 1425_HT_S_308; 1425_HT_S_309; 1425_HT_S_310; 1425_HT_S_312; 1425_HT_S_313; 1425_HT_S_401_ZN1; 1425_HT_S_401_ZN2; 1425_HT_S_402; 1425_HT_S_403_ZN1; 1425_HT_S_403_ZN2; 1425_HT_S_404; 1425_HT_PL_001; 1425_HT_PL_002; 1425_HT_PL_003; 1425_HT_PL_004; 1425_HT_PL_005; 1425_HT_PL_006; 1425_HT_PL_007; 1425_HT_PL_008; 1425_HT_PL_009; 1425_HT_PL_010; 1425_HT_PL_011; 1425_HT_PL_012; 1425_HT_PL_013; 1425_HT_PL_014; Transport Statement, prepared by Alan Baxter Associates; Environmental Noise Assessment, prepared by CharcoalBlue; External Lighting Assessment, prepared by BDP; Energy Assessment, prepared by Skelly & Couch; Construction Management Plan, prepared by Gardiner & Theobald; Utilities Assessment, prepared by Skelly & Couch; Drainage Assessment, prepared by Conisbee; Structural Report, prepared by Conisbee; Ventilation Detail Assessment, prepared by Skelly & Couch; and Historic Environment Assessment, prepared by MOLA (all documents dated September 2017).

Case Officer: Julia Asghar

Direct Tel. No. 020 7641 2518

Recommended Condition(s) and Reason(s)

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:; (a) A schedule of all plant and equipment that formed part of this application;; (b) Locations of the plant and machinery and associated:

ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 4 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 5 The full height extract duct to the rear of 6 Catherine Street hereby permitted shall not be operated except between 0800 hours and 2400 (midnight) hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007.

- 6 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the restaurant use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins

during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest., (2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the restaurant use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest., (3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) The location of most affected noise sensitive receptor location and the most affected window of it; (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (d) The lowest existing LA90, 15 mins measurement recorded under (c) above; (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition; (f) The proposed maximum noise level to be emitted by the activity.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 7 You must not operate the full height extract duct to the rear of 6 Catherine Street that we have allowed (other than to carry out the survey required by this condition) until you have carried out and sent us a post-commissioning noise survey and we have approved the details of the survey in writing. The post-commissioning noise survey must demonstrate that the plant/ machinery complies with the noise criteria set out in conditions 3 of this permission.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

- 8 You must provide the waste store in Vinegar Yard shown on the approved drawings before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 9 Customers shall not be permitted within the restaurant premises before 0800 or after 2400 (midnight) on Monday to Saturday (not including bank holidays and public holidays) and before 0800 or after 23.30 on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE9 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 10 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 11 You must apply to us for approval of a Delivery and Servicing Management Plan. The plan must identify process, internal storage locations, scheduling of deliveries and staffing. You must not commence the restaurant use hereby approved until we have approved what you have sent us. You must then operate the development in accordance with these details for the life of the development, unless a revised strategy is approved in writing by us., ,

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 12 You must apply to us for approval of details of secure cycle storage for the restaurant use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 13 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 14 You must apply to us for approval of details and samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 15 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 16 The raised parapet to Vinegar Yard shall be formed of brickwork which matches the existing original work in terms of colour, texture, face bond and pointing. A light soot wash shall be applied to new brickwork to ensure this matches the colour and appearance of the existing.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 17 You must apply to us for approval of detailed drawings, elevations and sections (Scale 1:20 and 1:5) of the following parts of the development:, (i) Curtain glazing and revolving door to Vinegar Yard infill;, (ii) New window to Catherine Street elevation;, (iii) Balustrade to the Russell Street Colonnade Terrace;, (iv) Alterations to external doors; and, (v) Shopfront alterations to 6 Catherine Street., You must not start any work on these parts of the development until we have approved what you have sent us.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 18 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 19 All existing external doors and the gate to Vinegar Yard shall be retained in situ unless changes are shown on the approved drawings.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 20 The new duct to the side elevation of the theatre and the duct and dumbwaiters to the rear of 6 Catherine Street shall be finished to match the colour of the adjoining brickwork. You must apply to us for approval of the details of the finish. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 21 You must not put any structures such as umbrellas, canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace to the Russell Street Colonnade.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 22 The new window to Catherine Street shall be a blue painted, single glazed, timber box sash, detailed to match the existing sash window to the front elevation.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 23 All redundant plant, ducts, pipework, tanks, satellite or radio aerials fixed to external facades or the roof must be removed prior to the installation of new equipment.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 24 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 25 You must apply to us for approval of the details of the finish and colour of the plant screen. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 26 **Pre Commencement Condition.**, (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us., (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST., (c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)
- 3 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development

Management Procedure) (England) Order 2015.

- 4 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)
- 5 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 6 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 7 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 8 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 9 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work., , Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., , 24 Hour Noise Team, Environmental Health Service, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, , Phone: 020 7641 2000, , Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)
- 10 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 11 You may need separate licensing approval for the restaurant premises. Your approved licensing

hours may differ from those given above but you must not have any customers on the premises outside the hours set out in this planning permission. (I61AB)

- 12 Conditions 3 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 13 You are urged to engage with The Ambassador Theatre Group before and during construction works to minimise disturbance to their Theatres particularly during matinee times.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER

Address: Theatre Royal, Catherine Street, London, WC2B 5JF,

Proposal: Internal works to the front of house, auditorium, stage area and back of house of the Theatre Royal Drury Lane; creation of a new opening between no. 6 Catherine Street and Vinegar Yard; enclosure of the rear part of Vinegar Yard; demolition of a redundant generator shed in Vinegar Yard; installation of exterior plant equipment on the Theatre Royal Drury Lane and Vinegar Yard; and the creation of a publically-accessible terrace on the Theatre Royal at the corner of Russell Street and Catherine Street., (Linked to 17/08082/FULL)

Reference: 17/08085/LBC

Plan Nos: 1425_HT_P_001;1425_HT_P_100; 1425_HT_P_101_ZN1; 1425_HT_P_101_ZN2; 1425_HT_P_101_ZN3; 1425_HT_P_102_ZN1; 1425_HT_P_102_ZN2; 1425_HT_P_102_ZN3; 1425_HT_P_103_ZN1; 1425_HT_P_103_ZN2; 1425_HT_P_103_ZN3; 1425_HT_P_104_ZN1; 1425_HT_P_104_ZN2; 1425_HT_P_105_ZN1; 1425_HT_P_105_ZN2; 1425_HT_P_106_ZN1; 1425_HT_P_106_ZN2; 1425_HT_P_107_ZN1; 1425_HT_P_107_ZN2; 1425_HT_P_108; 1425_HT_P_109; 1425_HT_P_110; 1425_HT_P_111; 1425_HT_P_112_ZN1; 1425_HT_P_112_ZN2; 1425_HT_RCP_100; 1425_HT_RCP_101_ZN1; 1425_HT_RCP_101_ZN2; 1425_HT_RCP_101_ZN3; 1425_HT_RCP_102_ZN1; 1425_HT_RCP_102_ZN2; 1425_HT_RCP_102_ZN3; 1425_HT_RCP_103_ZN1; 1425_HT_RCP_103_ZN2; 1425_HT_RCP_103_ZN3; 1425_HT_RCP_104_ZN1; 1425_HT_RCP_104_ZN2; 1425_HT_RCP_105_ZN1; 1425_HT_RCP_105_ZN2; 1425_HT_RCP_106_ZN1; 1425_HT_RCP_106_ZN2; 1425_HT_RCP_107_ZN1; 1425_HT_RCP_107_ZN2; 1425_HT_S_300_ZN1; 1425_HT_S_300_ZN2; 1425_HT_S_301; 1425_HT_S_302; 1425_HT_S_305_ZN1; 1425_HT_S_305_ZN2; 1425_HT_S_308; 1425_HT_S_309; 1425_HT_S_310; 1425_HT_S_312; 1425_HT_S_313; 1425_HT_S_401_ZN1; 1425_HT_S_401_ZN2; 1425_HT_S_402; 1425_HT_S_403_ZN1; 1425_HT_S_403_ZN2; 1425_HT_S_404; 1425_HT_PL_001; 1425_HT_PL_002; 1425_HT_PL_003; 1425_HT_PL_004; 1425_HT_PL_005; 1425_HT_PL_006; 1425_HT_PL_007; 1425_HT_PL_008; 1425_HT_PL_009; 1425_HT_PL_010; 1425_HT_PL_011; 1425_HT_PL_012; 1425_HT_PL_013; and 1425_HT_PL_014.,

Case Officer: Julia Asghar

Direct Tel. No. 020 7641 2518

Recommended Condition(s) and Reason(s)

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of details and samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 The raised parapet to Vinegar Yard shall be formed of brickwork which matches the existing original work in terms of colour, texture, face bond and pointing. A light soot wash shall be applied to new brickwork to ensure this matches the colour and appearance of existing.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must apply to us for approval of detailed drawings, elevations and sections (Scale 1:20 and 1:5) of the following parts of the development:, , (i) Curtain glazing and revolving door to Vinegar Yard infill;, (ii) New window to Catherine Street elevations;, (iii) Balustrade to the Russell Street Colonnade Terrace; and, (iv) Alterations to external doors and new doors to Vinegar Yard elevations, , You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 Notwithstanding the contents of the submitted report 'Historic Stage Machinery Recording Approach and Proposals', you must apply to us for approval of an updated strategy for recording and analysis of all historic stage machinery prior to its removal. This analysis shall include details of recording works to be undertaken (to include digital, video, photographic survey and models); the specialists who will undertake each element of work; the timetable for works; and the locations where recording material will be displayed and deposited, which must include the Westminster City Council Archives and a display within the Theatre itself. The machinery shall not be removed until we have approved what you have sent us. You must then carry out the work in accordance with the agreed strategy.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 The two items of sub stage machinery identified for salvage (one hydraulic and one electric lift and associated key ancillary parts of machinery) shall be carefully removed, retained and securely stored until such time as a permanent location for their display can be found. Prior to its removal, you must apply to us for approval of a methodology for the salvage and relocation of the these items of sub stage machinery. This shall include details of the location for their temporary storage, a monitoring and reporting regime to ensure they are kept in appropriate conditions, and the strategy and proposals for their permanent relocation. The machinery shall not be removed until we have approved what you have sent us. The machinery must then be removed and stored in accordance with this methodology.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 You must apply to us for approval of details including specifications and detailed drawings, elevations and sections of the following works within the auditorium - , , (i) Balcony and box fronts showing these will replicate the detail of the existing, (ii) Design and detail of new auditorium seats (including materials and finishes), (iii) Reinstated rear wall to the stalls, (iv) Decorative Scheme, (v) Locations for stage lighting, , You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details., , ,

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 10 You must apply to us for approval of detailed specifications, drawings, sections and elevations of the works to the foyer, rotunda and front of house areas to include: , , (i) All new joinery including all doors and draught lobbies; , (ii) New bars; , (ii) Decorative plasterwork; , (iii) New banquette seating; , (iv) New decorative balustrades and handrails, (v) Works of making good and reinstatement following removal of partitions to Wyatt stairs, (vi) Decorative paint scheme; , (vii) Reinstated floor to foyer; and, (viii) lighting, , You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out works in accordance with these drawings.,

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 11 You must apply to us for approval of a signage strategy for all front of house areas., , You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 12 The timber booths within the front entrance foyer shall be retained, securely stored and reinstated in an appropriate location. Prior to their removal you must apply to us for approval of drawings showing the location for their reinstatement. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out works in accordance with these drawings.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we

adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 13 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 14 All existing external doors and the gate to Vinegar Yard shall be retained in situ unless changes are shown on the approved drawings.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 15 The new duct to the side elevation of the theatre and the dumb waiters to the rear of 6 Catherine Street shall be clad or finished to match the colour of the adjoining brickwork. You must apply to us for approval of the details of the finish. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 16 Where not shown on approved drawings, you must not put any structures such as umbrellas, canopies, fences, loggias, trellises, planters or satellite or radio antennae on the new roof terrace to the Russell Street Colonnade.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 17 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 18 The new window to Catherine Street shall be a blue painted single glazed timber box sash, detailed to match the existing sash window to the front elevation.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 19 All redundant plant, ducts, pipework, tanks, satellite or radio aerials fixed to external facades or the roof must be removed prior to the installation of new equipment.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 20 You must apply to us for approval of the details of the finish and colour of the plant screen. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Covent Garden Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:., S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:., * any extra work which is necessary after further assessments of the building's condition;., * stripping out or structural investigations; and, * any work needed to meet the building regulations or other forms of statutory control., , Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents., , It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.