

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 23 June 2015	Classification For General Release	
Report of Director of Planning	Wards involved West End		
Subject of Report	113-119 Charing Cross Road and 1-12 Manette Street, London, WC2H 0EB		
Proposal	Use of 113-119 Charing Cross Road, 1-5 Manette Street and the ground, first and second floors of 6-12 Manette Street as a theatre (sui generis) for a temporary period until 31 December 2015.		
Agent	Gerald Eve LLP		
On behalf of	Soho Estates Limited		
Registered Number	15/02554/FULL	TP / PP No	TP/4630
Date of Application	25.03.2015	Date amended/ completed	25.03.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Soho		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Within West End Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

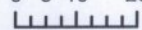
Grant conditional permission.



N



0 5 10 20 Metres





113-119 CHARING CROSS ROAD AND 1-12 MANETTE STREET, WC2

2. SUMMARY

This application relates to 113-119 Charing Cross Road, 1-5 Manette Street and first and second floors of 6-12 Manette Street. The buildings are all connected and comprise the former Foyles bookshop. The site is part of an urban block which is bound by Charing Cross Road to the east and Manette Street to the north. The buildings are unlisted and lie within the Soho Conservation Area.

At the time of the original submission, there were a number of temporary uses within the premises including a cafe, retail units, photography studios and a 'laser quest', despite the fact that the applicant claimed the building was vacant. The building is now completely vacant.

Planning permission is sought for the use of the site as a standalone theatre (sui generis) for a temporary period until 31 December 2015.

The key issues in the determination of this case are:

- The land use implications of the scheme.
- The impact of a theatre use upon the amenity of local residents.

The temporary use of the site as a theatre is considered acceptable in land use, amenity and highways terms. The proposals are considered to accord with relevant Westminster City Plan and UDP policies and are recommended for approval.

3. CONSULTATIONS

THEATRES TRUST

Letter of support received.

WESTMINSTER SOCIETY

No objection.

SOHO SOCIETY

No response.

LONDON BOROUGH OF CAMDEN

No objection.

HIGHWAYS PLANNING MANAGER

No objection in principle, however, no cycle parking or waste storage facilities have been provided.

ENVIRONMENTAL HEALTH

No objection. Applicant should be made aware of 'stress area' licensing hours.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 117; Total No. of Replies: 63.

38 letters of objection and a petition received on the following grounds:

- Loss of existing 'creative' businesses and a community cafe.
- The applicant provided false statements in the covering letter of the application.
- Current tenants are being evicted.

25 letters of support, including letters from The Mayor of London, Arts Council England, Royal Opera House, Timeout, The Barbican, Stratford East.com and Shakespeare's Globe received on the grounds that the not for profit You Me Bum Bum Train Theatre Company is an

innovative interactive theatre that would make a significant contribution to London's cultural offer and would provide positive cultural opportunities for local people.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

This application site comprises 113-119 Charing Cross Road, 1-5 Manette Street and the first and second floors of 6-12 Manette Street and measures approximately 5,600m². The site is part of an urban block which is bound by Charing Cross Road to the east and Manette Street to the north.

The buildings on the site are unlisted, although 113-119 Charing Cross Road is a building of merit, and lies within the Soho Conservation Area. The site falls within the City Council's West End Stress Area with regards to entertainment uses and the Core Central Activities Zone (CAZ).

The application site used to be occupied by the Foyles Bookstore until it moved to 107 Charing Cross Road. The building is currently vacant although at the time the application was submitted in March 2015 it was part occupied by a number of small businesses. There are pre-application discussions taking place with officers regarding the redevelopment of this site.

The surrounding area is in mixed commercial and residential use, with the nearest residential being on the top floors of 6-12 Manette Street. The site benefits from the highest level of accessibility to public transport, to almost all parts of London, via the underground stations of Leicester Square and Tottenham Court Road and multiple bus routes.

4.2 Relevant History

There is none.

5. THE PROPOSAL

Planning permission is sought for the use of these vacant buildings as a theatre (*sui generis*) for a temporary period until 31 December 2015.

The applicant 'You Me Bum Bum Train Company' (YMBBT), a not for profit organisation, is an arts project recognised as a leader in innovative theatre which seeks to engage non-traditional theatre audiences and build confidence and skills in a community of volunteers who build and run the show. YMBBT specialises in producing theatre shows in disused buildings which have not previously been used as arts spaces. Rather than being rooted around one stage, the full building is used so that different scenes can be provided in different rooms and audience members are pseudo participants. Previous productions have included full live orchestras and hosting a chat show for example.

Performances are proposed between 19.00 and 23.30 daily. The applicant has confirmed that during the course of an evening entry to the production is staggered with up to 70 audience members at any one time. Audience members are unaccompanied and can walk around the production, therefore can spend as little or as much time as they wish in the production. A bar for audience members only is also proposed within the basement with opening hours until 01.00 Sunday to Thursday and until 02.00 on Friday and Saturday. The entrance and exit for the theatre will be from Charing Cross Road.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Although vacant, the building has a lawful A1 retail use. Policy S21 of Westminster's City Plan states that existing A1 retail will be protected throughout the City except where the Council considers the unit is not viable, as demonstrated by long term viability. Policy SS5 of the UDP also seeks to protect retail floorspace within the CAZ, though it does set out instances where a change of use may be acceptable.

The concerns of objectors relating to the loss the existing businesses on the site are noted. When the application was originally received by the City Council, there were a number of temporary A1 shop units and a cafe in the building, despite the applicant confirming the site was vacant. However, these tenants have now vacated the building, as of 1 May 2015 and the building is currently empty. The application documents have been corrected and the applicant has explained the temporary nature of the retail units and café that previously occupied the site. Details of the lease arrangements have also been provided. Whilst it is acknowledged that the information provided by the applicant relating to the current occupancy status of the building was incorrect, the Council cannot become involved in private lease arrangements and the application must be assessed on its own merits against City Council policy.

Although the loss of the A1 retail floorspace is contrary to policy, given the temporary nature of the proposals and that the site is due for redevelopment in the near future, the principle of a temporary theatre in this location is considered acceptable. The temporary theatre use will contribute to the cultural offer of this part of the City and more to the character and function of the CAZ than a vacant building. The applicant has agreed to a condition stating that the building must revert to its previous A1 use following the vacation of the premises by YMBBT. This will safeguard the lawful A1 use of the building should redevelopment proposals be delayed.

A temporary theatre use is especially appropriate in this location, being so close to the London theatre district, and the unique type of production would complement the areas more traditional theatres. The proposal is therefore considered to comply with TACE5 of our UDP and S22 of Westminster's City Plan. However, this is subject to the theatre use having no adverse effects on amenity, environmental and traffic terms. This is assessed in Sections 6.3 and 6.4 below.

As a final note, the proposal has the full support of the Westminster Society, The Theatres Trust, The Mayor of London and Arts Council England. Other institutions/bodies including Royal Opera House, Shakespeare's Globe, Timeout, The Barbican and Stratford East.com (who put on the first YMBBT production) have also given their full support to the temporary theatre use proposed.

6.2 Townscape and Design

There are no external alterations proposed as part of this application.

6.3 Amenity

General noise and disturbance

Given the type of theatre use proposed and the location of the site within the mixed use Core CAZ with excellent public transport links, the proposals are generally not considered to raise

concerns in terms of noise and disturbance from audience members arriving or leaving the venue. As the main entrance will be from Charing Cross Road, the residential flats in Manette Street should not be affected by increased noise levels.

Whilst the venue is large it must be remembered that the audience numbers are limited to 70 people at any one time and the entry and exit of audience members will be staggered as a result. This contrasts with a more traditional theatre where audiences arrive and depart at the same time. Given that the audience members are staggered in terms of their arrival and that they can leave the production when they wish, the surrounding area will not experience everyone arriving and leaving at the same time.

There is potential for audience members to stay and have a drink in the ancillary bar area until 01.00 Sunday to Thursday and 02.00 on Friday and Saturday. Given the staggered approach it may be that audience members from earlier on in the evening will have stayed in the bar area, so the total amount of people at the end of the evening could be higher than 70. Although the impact of an extended drinking house is considered to be no different to the numerous bars/ nightclubs in the area which would have similar hours of operation, it is recommended that a condition securing no more than 150 patrons in the bar at any one time, to reduce the potential for noise upon neighbours, from those exiting the building at 01.00 or 02.00.

Environmental Health has advised that the proposed licensed bar will be subject to the Council's Licensing Stress Area Policy.

Subject to the imposition of conditions, the proposal is considered to be acceptable in amenity terms in accordance with Policies ENV6, ENV13 and TACE5 of our UDP and Policies S22, S29 and S32 of the City Plan.

Noise from internal activity

The proposed use as a theatre involves theatre, dance, amplified recorded sound and music and amplified and acoustic live music. It is recommended that the internal noise levels associated with these activities are controlled by our standard noise condition which requires no noise to be audible outside the building. The applicant advises that a key part of the show is that it remains a mystery to unsuspecting audience members and soundproofing is an essential part of this process. Environmental Health do not object to the proposal on noise or environmental grounds. Subject to the imposition of appropriate noise conditions the proposal is considered to comply with Policy ENV6 and ENV7 of our UDP and S32 of Westminster's City Plan.

6.4 Transportation/ Servicing

The Highways Planning Manager raises no objection to the principle of the proposal in terms of trip generation given that the proposals are for a temporary period and the high levels of public transport accessibility. Furthermore, given the location of the application site in such close proximity to other entertainment uses, the transport impact is likely to be negligible. In terms of servicing, there is an existing servicing area to the rear of the site, accessed from Manette Street which is to be used for deliveries.

Comment is made that no provision for cycle storage or waste facilities are provided.

Policy TRANS 10 requires one cycle parking per 50 seats, therefore two cycle parking spaces are provided. Given the sites location in close proximity to numerous public transport routes, on-street cycle parking stands and cycle hire stands, it is not considered reasonable to request this from the applicant for a temporary use. The property is considered large enough

to accommodate waste internally and there is larger storage bins within the rear service yard and therefore a condition to secure these details, in this instance is not considered necessary.

6.5 Economic Considerations

The proposal is in accordance with the UDP and the economic benefits generated by this temporary use are welcomed.

6.6 Access

There is an existing lift within the building that provides level access to each floor.

6.7 Other Core Strategy/ UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

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

6.8 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

6.9 Planning Obligations

The proposal does not raise the need for planning obligations.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

Not applicable.

6.11 Other issues

Not applicable.

6.12 Conclusion

The temporary use of the site as a theatre is considered acceptable in land use, amenity and highways terms subject to conditions to control capacity, opening hours and noise transmission. The proposals are considered to accord with relevant Westminster City Plan Policies S21, S22, S32, S29 and UDP Policies ENV6, TACE 5, TACE 6, SS5 and the scheme is therefore recommended for approval.

BACKGROUND PAPERS

1. Application form.
2. Letter from The Theatres Trust dated 20 April 2015.
3. Letter from Westminster Society dated 21 April 2015.
4. Letter from London Borough of Camden dated 26 May 2015.
5. Memorandum from Highways Planning Manager dated 29 April 2014.
6. Memorandum from Environmental Health dated 4 June 2015.

Objections:

7. Letter from occupier of 184 Burrage Road dated 3 April 2015.
8. Letter from occupier of 80 Lynwood Drive dated 3 April 2015.
9. Letter from occupier of 236a Langam Road dated 5 April 2015.
10. Letter from occupier of 11a Ronald Road dated 5 April 2015.
11. Letter from occupier of 12 Booth Close dated 10 April 2015.
12. Letter from occupier of Flat 6, 52 Rupert Street dated 10 April 2015.
13. Letter from occupier of 33 Germander Way dated 11 April 2015.
14. Letter from occupier of 16 Bowers Road dated 13 April 2015.
15. Letter from occupier of A3 Greenman Street dated 14 April 2015.
16. Letter from occupier of 14 Hillcrest Road dated 17 April 2015.
17. Letter from occupier of 25 Goldcrest Close dated 17 April 2015.
18. Letters from occupiers of 74 Kynaston Road dated 20, 21 and 24 April 2015.
19. Letter from occupier of 33 Alderney Road dated 24 April 2015.
20. Letter from occupier of 17 Kenilworth Road dated 23 April 2015.
21. Letter from occupier of 19 Riverton Close dated 24 April 2015.
22. Letter from occupier of 134a Kingsland Road dated 24 April 2015.
23. Letter from occupier of 3 Normanhurst dated 24 April 2015.
24. Letter from occupier of 82 Wentworth Street dated 24 April 2015.
25. Letter from occupier of 83b Voss Street dated 24 April 2015.
26. Letter from occupier of 145 Hunters Hall Road dated 24 April 2015.
27. Letter from occupier of 56 Wicksteed House dated 24 April 2015.
28. Letter from occupier of 54 Taunton Way dated 24 April 2015.
29. Letter from occupier of 22a Sydney Road dated 24 April 2015.
30. Letter from occupier of Flat 12, 36 Hayter Road dated 24 April 2015.
31. Letter from occupier of 75 Coronation Drive dated 24 April 2015.
32. Letter from occupier of 22 Rennie House, Bath Terrace dated 24 April 2015.
33. Letter from occupier of 74 London Road dated 25 April 2015.
34. Letter from occupier of 30 Corfe Avenue dated 25 April 2015.
35. Letter from occupier of 82 Hereford House dated 25 April 2015.
36. Letter from occupier of 38 Stanhope Road dated 27 April 2015.
37. Letter and petition signed on behalf of 133 people dated 28 April 2015.
38. Letter from occupier of 19b Alma Road dated 1 May 2015.
39. Letters from The Old Cafe dated 27, 28 April, 5 May, 28 May and 3 June 2015.
40. Emails from Cyber Art London dated 8, 10 and 14 May 2015.

Support:

42. Letter from The Mayor of London dated 7 May 2015.
43. Letter from The Barbican dated 8 May 2015.
44. Letter from Stafford East.com dated 11 May 2015
45. Letter from The Royal Opera House dated 11 May 2015.
46. Letter from TimeOut dated 13 May 2015
47. Letter from The Arts Council England received 18 May 2015.
48. Letter from Shakespeare's Globe dated 27 May 2015.
49. Letter from occupier of 22 Lea Bridge Road dated 15 April 2015.
50. Letter from occupier of 7 Silver Tree Lane dated 24 April 2015.

51. Letter from occupier of 23 Stanton Road dated 25 April 2015.
52. Letter from occupier of 77b Arbutnot Road dated 7 May 2015.
53. Letters from occupiers of 10 St Peter's Place dated 8 and 9 May 2015.
54. Letter from occupier of Flat 6, 30 Smith Square dated 8 May 2015.
55. Letter from occupier of 8 Glenhurst Court, Farquhar Road dated 8 May 2015.
56. Letter from occupier of 228 Castellain Mansions, Castellain Road dated 9 May 2015.
57. Letter from occupier of 29c Bonnington Square dated 9 May 2015.
58. Letter from occupier 25a Balcombe Street dated 9 May 2015.
59. Letter from occupier of 697 Fulham Road dated 9 May 2015.
60. Letter from occupier of 39 Greville Hall, Greville Place dated 9 May 2015.
61. Letter from occupier of 3 Park House, 2 Albert Bridge Road dated 9 May 2015.
62. Letter from occupier of 9 Eyre Court, 3-21 Finchley Road dated 9 May 2015.
63. Letter from occupier of 253 South Lambeth Road dated 9 May 2015.
64. Letter from occupier of 12 Gladstone Court, 97 Regency Street dated 10 May 2015.
65. Letter from occupier of 10 Bryanston Mews East dated 10 May 2015.
66. Letter from occupier of 20 Westbourne Street dated 11 May 2015.
67. Letter from occupier of Flat 5, 75 York Street dated 11 May 2015.
68. Letter from occupier of 4 The Porticos dated 11 May 2015.
69. Letter from occupier of 60 Inverness Terrace dated 12 May 2015.
70. Letter from occupier of 203B Bravington Road dated 15 May 2015.
71. Letter from Create London received 15 May 2015.
72. Letter from FilmLight, 14-15 Manette Street dated 22 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 113-119 Charing Cross Road and 1-12 Manette Street, London, WC2H 0EB
- Proposal:** Use of 113-119 Charing Cross Road, 1-5 Manette Street and the ground, first and second floors of 6-12 Manette Street as a theatre (sui generis) for a temporary period until 31 December 2015.
- Plan Nos:** Covering Letter dated 12 May 2015; Site Location Plan; Existing Plan Level B1 Rev A; Existing Plan Level 00 Rev A; Existing Plan Level 01 Rev A; Existing Plan Level 02 Rev A; Existing Plan Level 03 Rev A; Existing Plan Level 04 Rev A; Proposed Plan Level B1 Rev A; Proposed Plan Level 00 Rev A; Proposed Plan Level 01 Rev A; Proposed Plan Level 02 Rev A; Proposed Plan Level 03 Rev A; Proposed Plan Level 04 Rev A.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

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 The theatre use allowed by this permission can continue until 31 December 2015. After that the land must return to its previous condition and use. (C03AA)

Reason:

As requested by the applicant.

- 3 Customers shall not be permitted within the theatre premises before 18.00 or after 01.00 Sunday to Thursday (not including bank holidays or public holidays) and before 18.00 or after 02.00 Friday and Saturday.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and TACE 5 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 4 You must not allow more than 150 customers into the property at any one time. (C05HA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Soho Conservation Area. This is in line with S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 5 The bar area must only be used by audience members and not open to the general public.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and TACE 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 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 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 **** 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, 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: Strategic Policies adopted November 2013, 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 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.

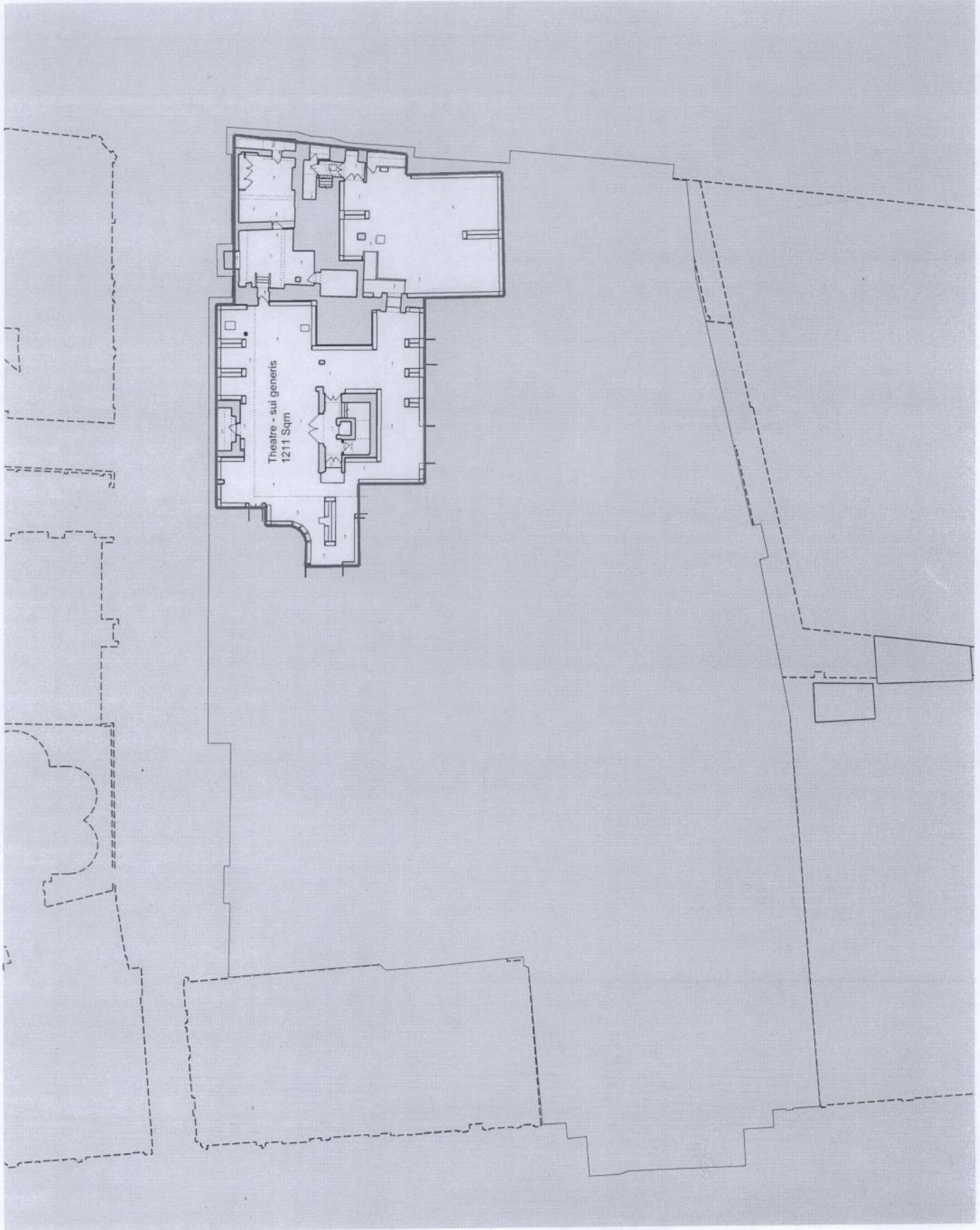
- 8 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

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: Strategic Policies adopted November 2013, 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 One or more of the uses we have approved are referred to as being 'sui generis'. This means that the use or uses are not in any particular class. Any future plans to materially (significantly) change the use that we have approved will need planning permission. (I78AA)
- 3 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)
- 4 This permission does not allow any work which would change the outside appearance of the property. (I18AA)
- 5 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)



Rev	Date	Reason for Issue	CHK

FOR INFORMATION



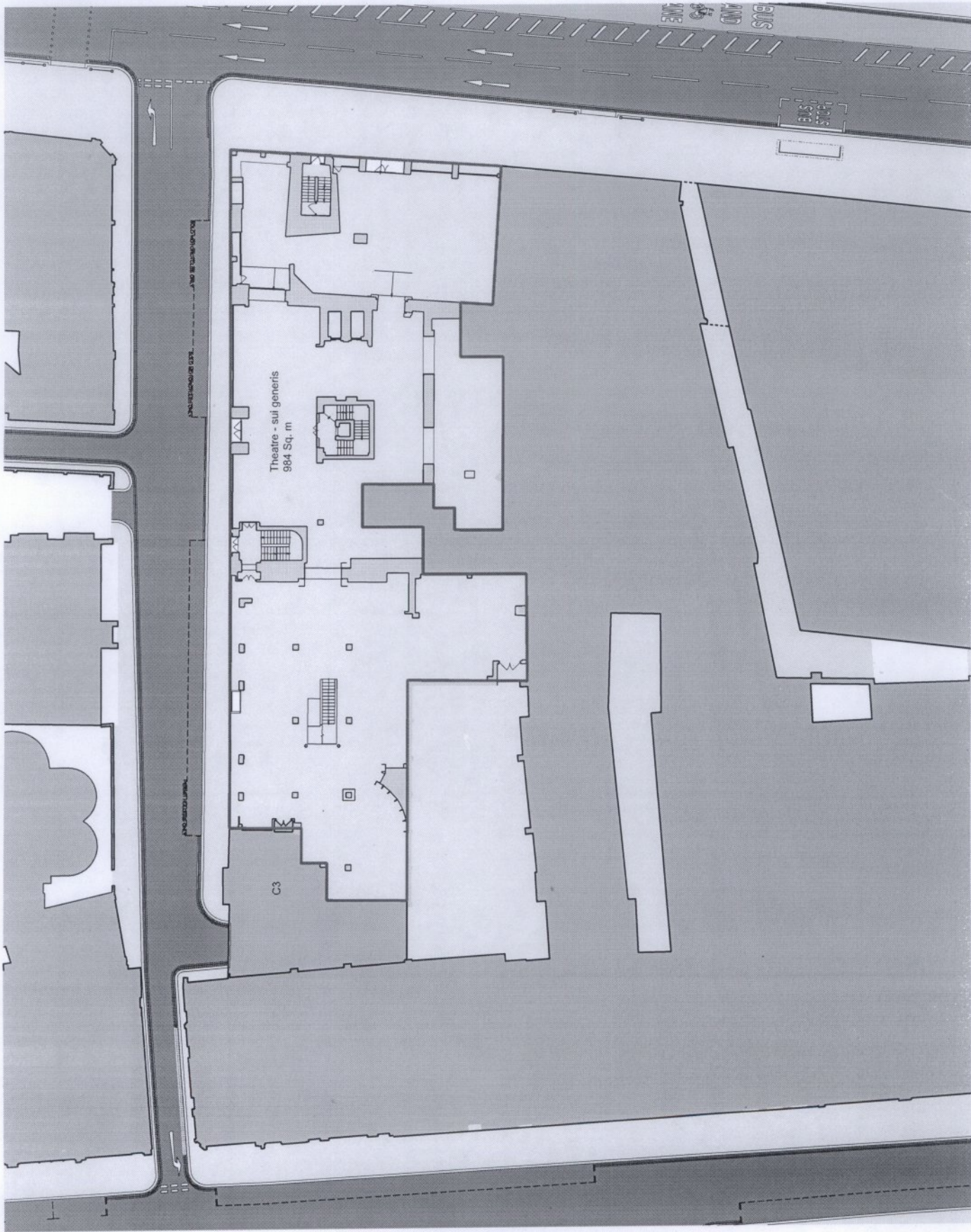
Client **SOHO ESTATES**
 Soho Estates Properties Ltd
 100 Strand, London WC2R 0DL

Project **Theatre - sui generis**

Title **Proposed Plan
 Level B1
 EL: VARIES**

Scale B1
1:150

Number **025-A-01-09**
 Revision **A**



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025-A-01-10
A1

FOR INFORMATION



Key Plan

Rev

Date

Revised For Issue

City

Client
SOHO ESTATES

Soho Estates Portfolio Ltd
10013 Greek Street
London W1D 4DL

Project

Theatre - sui generis


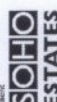
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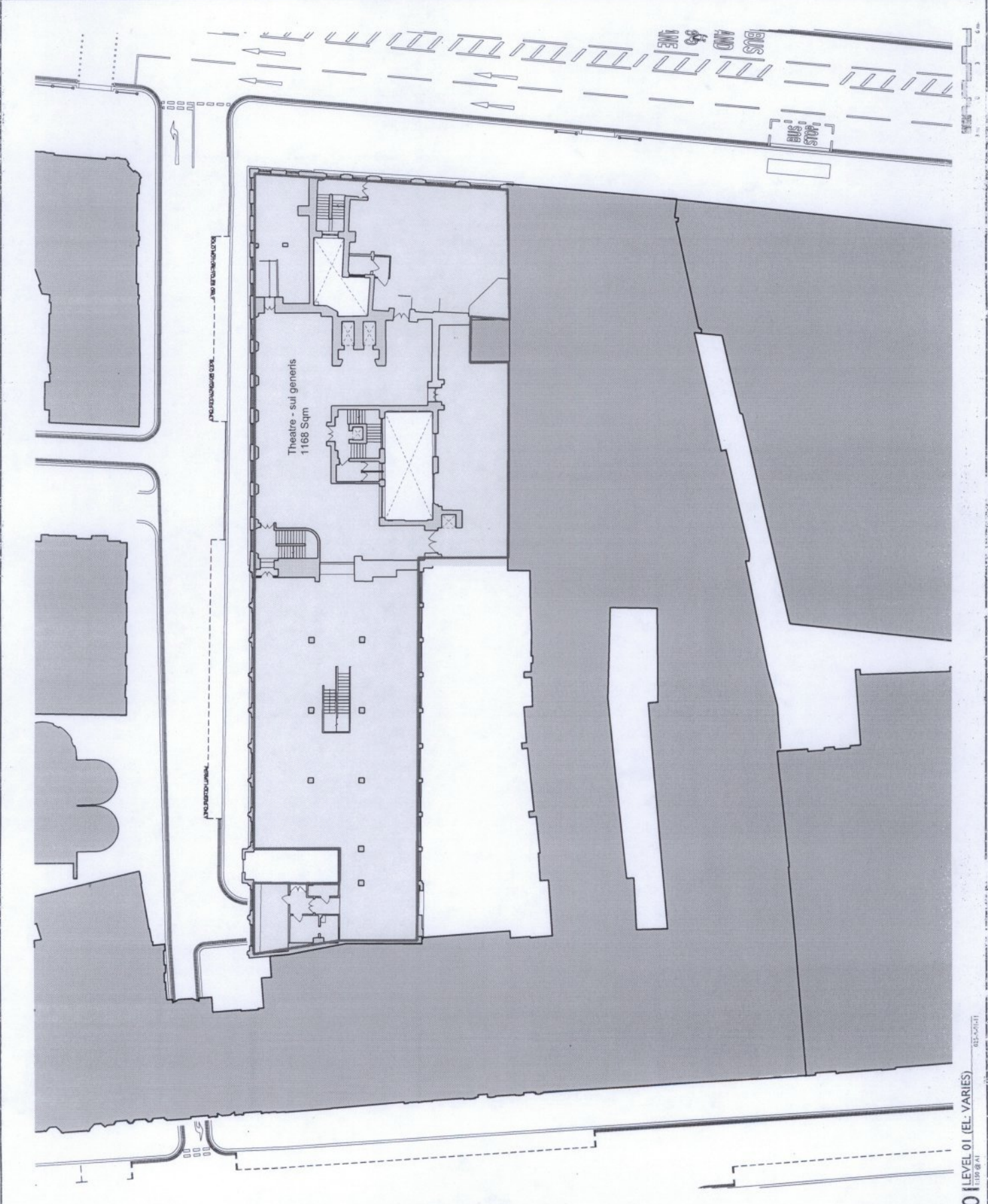
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Number
025-A-01-10

Revision
A

Rev	Date	Reason for Issue	FOR INFORMATION		
					
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Theatre - sui generis			The Proposed Plan Level 01 EL: VARIES		
Scale @ A1 1:150			Number 025-A-01-11		
Revision A			Date		



01 LEVEL 01 (EL: VARIES)
 025-A-01-11

Rev	Date	Reason for Issue	Ck'd	

Client
SOHO ESTATES

Soho Estates Portfolio Ltd.
 101-103 Greek Street
 London W1D 4DL

Project

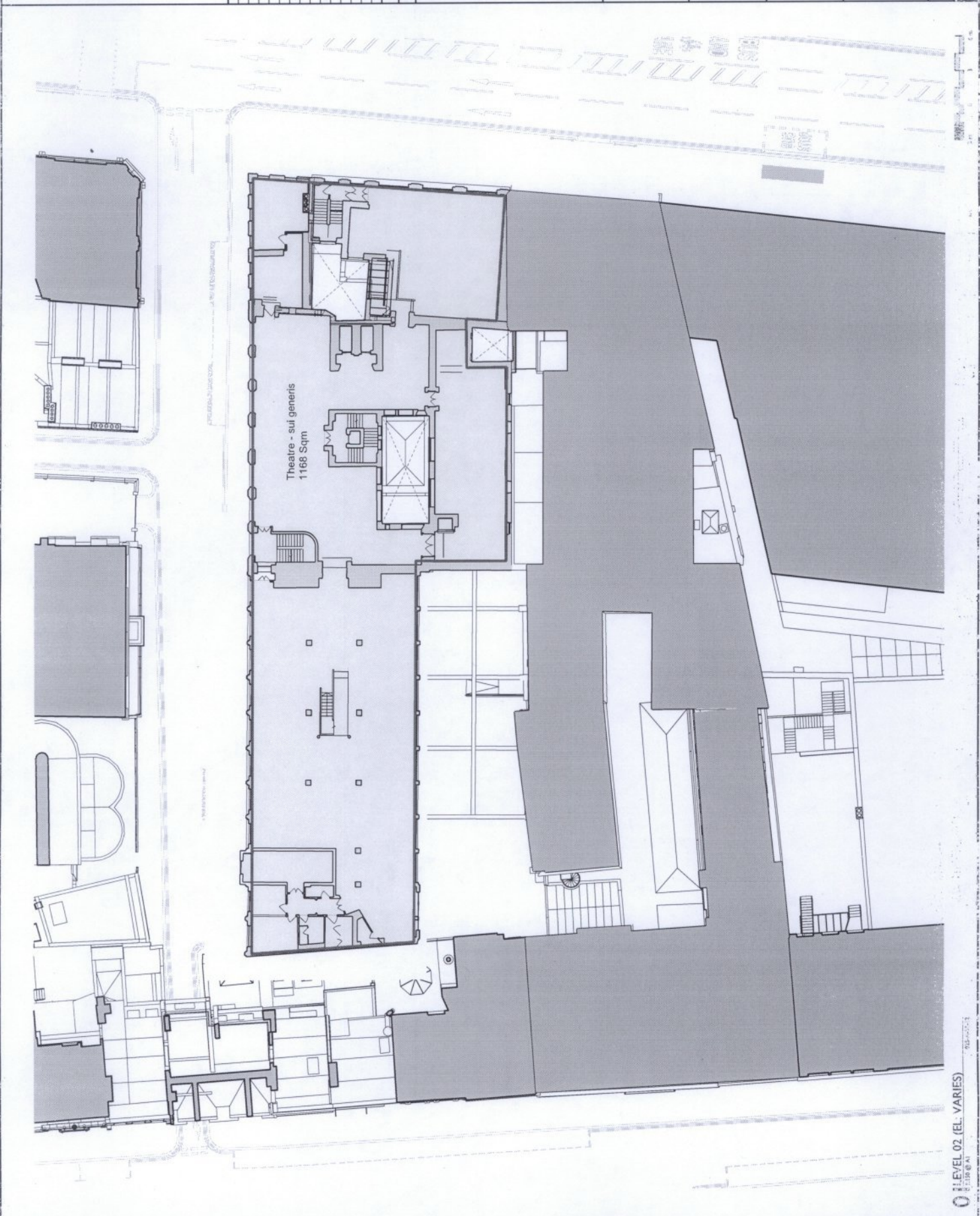
Theatre - sui generis

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Proposed Plan
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025-A-01-12

Revision
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0 LEVEL 02 (EL: VARIES)
 025-A-01-12

Ref	Date	Reason for Issue	CHK

FOR INFORMATION

Key Plan



Client
SOHO ESTATES
Soho Estates Properties Ltd
Portland House, 12 & 13 Greek Street
London W1D 4DL
Project:

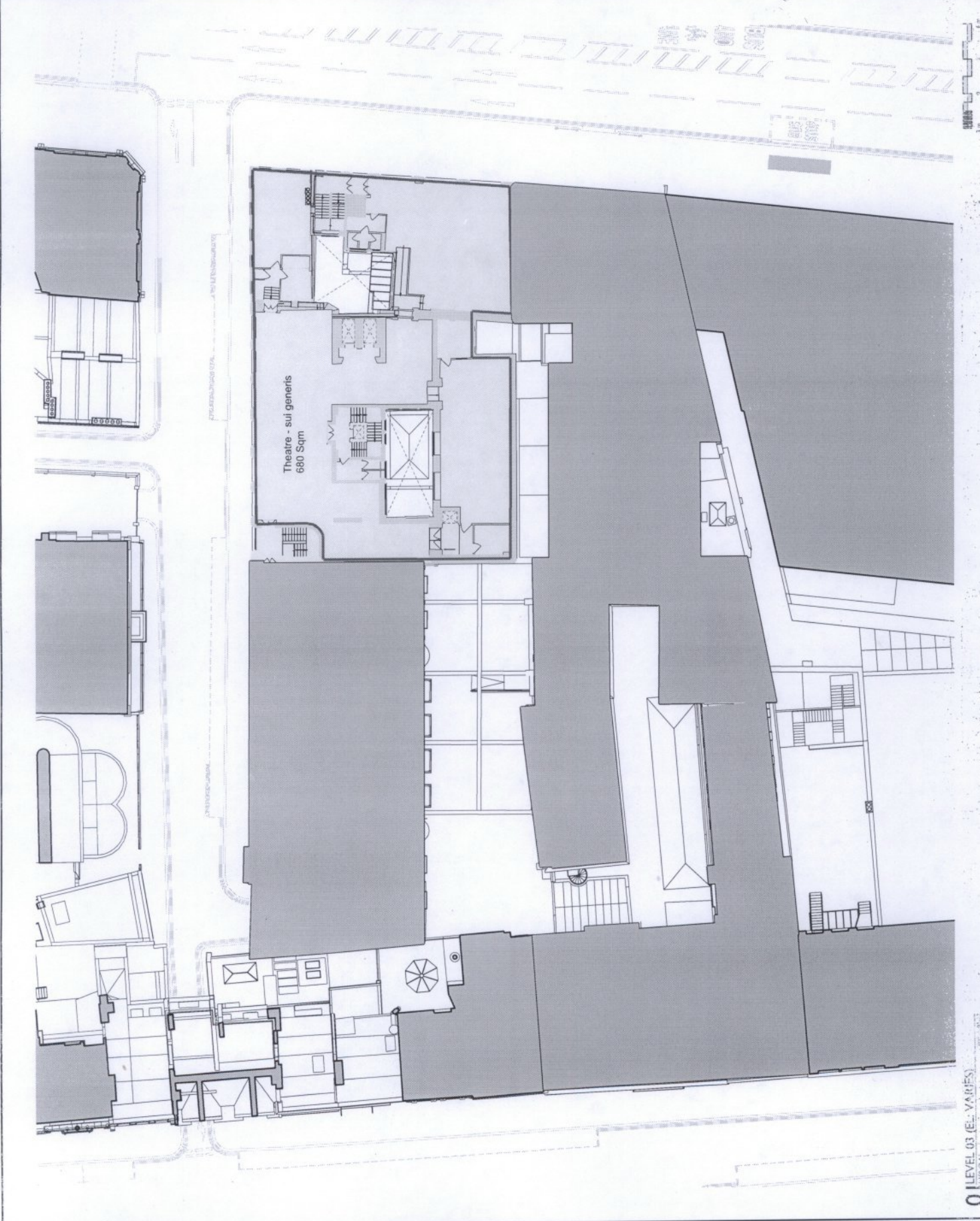
Theatre - sui generis

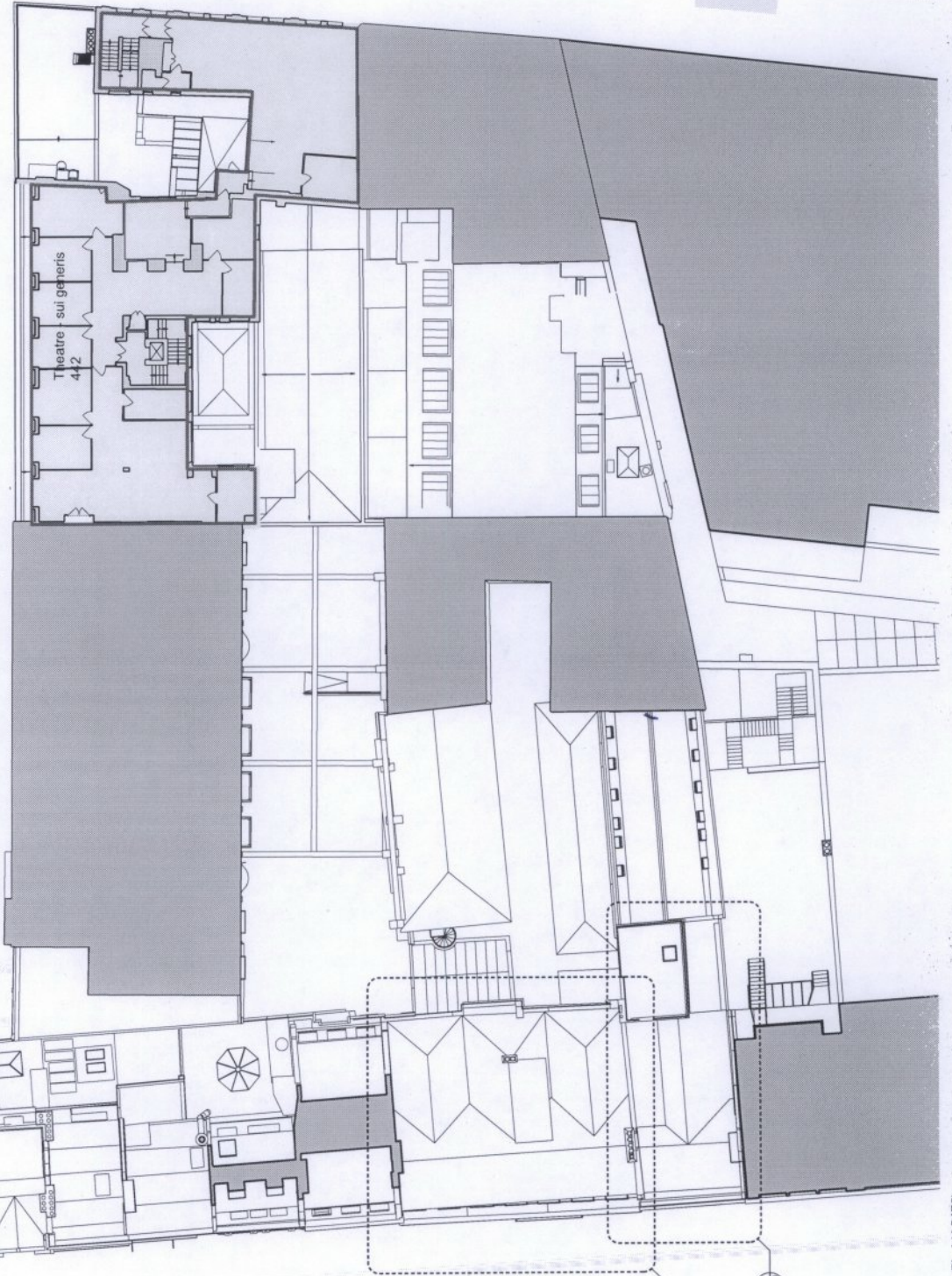
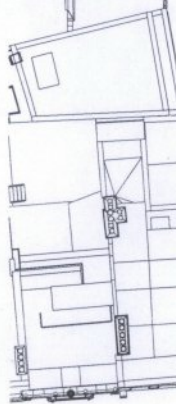
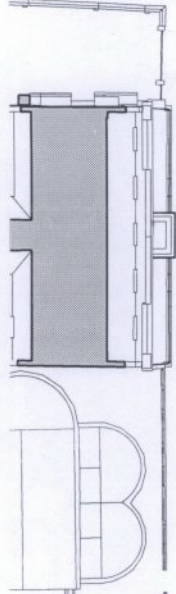
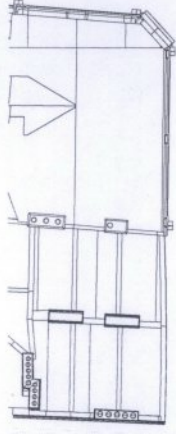
Title
**Proposed Plan
Level 03
EL: VARIES**

Scale @ A1
1:150

Number
025/A/1-10

Version
A





FOR INFORMATION

Rev.	Date	Reason For Issue	Check

Client **SOHO ESTATES**
 Soho Estates Limited
 Portland House, 12-13 Great Street
 London W1D 4DL
 Project

Theatre - sui generis

The Proposed Plan
 Level 04
 EL: VARIES

Scale @ A1
 1:150
 Number
 025-A-01-i4

