

# Protecting theatres for **everyone**



Ref.: TC/423

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**Application:** 17/09494/FULL

**Site:** 1 Heathcock Court, London, WC2R 0JT

**Proposal:** Use of part ground and the upper floors of the building as a hotel (Class C1) with ancillary cafe at ground floor level; extensions over existing lightwells, alterations to existing and new windows and doors on rear elevation; and installation of new and relocated plant and photovoltaics at roof level with associated plant enclosures..

## **Remit:**

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

## **Comment:**

Thank you for consulting the Theatres Trust on the above application. The Trust **has some concerns** regarding potential impacts on the neighbouring Adelphi Theatre. Please see our advice below.

The site bounds the Adelphi Theatre, with a further infill extension to be constructed adjacent to the theatre. Therefore there is a strong risk of acoustic breakout between the properties. It must be ensured that the function and operation of the Adelphi Theatre is maintained and not negatively impacted by any future noise complaints from the proposed or future hotel operator. There is the potential for such complaints to arise because the plans show a number of internal rooms bounding the theatre, which could lead to complaints from guests. It must be considered that noise impacts may not solely arise from regular performances, but also from daytime rehearsals and other events. Any restriction placed on the Adelphi would detrimentally impact its viability.

Paragraph 123 of the NPPF seeks to ensure that existing businesses do not have unreasonable restrictions placed on them as a result of changes in nearby landuses, and paragraph 5 of Planning Practice Guidance on Noise requires proposals such as this to be "carefully considered". Despite this, closures and curtailments of existing noise-generating uses such as

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**Chair** Tim Eyles **Director** Jon Morgan

**Trustees** Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

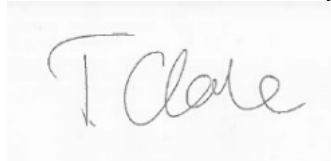
The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

theatres, music venues and pubs as a result of similar neighbouring developments have been seen across the country. This has resulted in a Planning (Agent of Change) Bill going before Parliament which would more rigorously protect existing uses and put an even stronger onus on new development to avoid such conflict. The 'Agent of Change' principle has been included within both the draft revised NPPF and the new London Plan. This highlights the importance that must be placed on protecting the Adelphi and ensuring the onus is on the applicant to mitigate any potential impacts through appropriate soundproofing.

In addition, it must be ensured that development works relating to construction of the infill extension do not take place during performance times. The Trust recommends this is secured by condition with the applicant also required to consult with the Adelphi before works take place.

In conclusion we do not object to the principle of hotel use on this site, but would suggest that the internal layout is amended to move bedrooms away from bounding the Adelphi to mitigate the risk of noise complaints and that building works are conditioned to take place outside of performance times. This is to protect the future viability of the Adelphi as a cultural asset in line with paragraph 70 of the NPPF.

Please contact us if we may be of further assistance.

A handwritten signature in dark ink, appearing to read 'T Clarke', is centered within a light gray rectangular box.

Tom Clarke  
National Planning Adviser