

Protecting theatres for **everyone**



Ref.: TC/1899

13 February 2019

Anne-Marie Piedot
Liverpool City Council
Cunard Building,
Water Street,
Liverpool,
L3 1AH

By e-mail: planningandbuildingcontrol@liverpool.gov.uk

Application: 18F/3056

Site: 20-48 Basnett Street / Houghton Street / Houghton Lane / Tyrer Street Liverpool L1 1ED

Proposal: To change use from retail (A1) to 157 bedroom hotel (C1) with ancillary restaurant, bistro, bar and event conference facilities, gym, spa, associated kitchens, laundry, bin and cycle stores, staff/office space, basement casino, restaurant, bar nightclub and events space

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:

This application has been brought to the attention of the Trust at late notice. Although not technically a statutory consultee on applications of this nature, we strongly encourage local authorities to engage with us regarding developments neighbouring theatres especially where they may give rise to negative impacts. The application site is adjacent to the Playhouse Theatre.

We do not object to the development in principle as the landuses proposed are generally compatible with theatres and within town centre locations. However we would reiterate the importance of ensuring appropriate acoustic insulation particularly within the nightclub and events space as articulated within the Case Officer Report. This is to avoid potential conflict and disturbance to performances within the theatre in line with the 'Agent of Change' principle set out within paragraph 182 of the NPPF (2018).

Additionally there is the potential for building works to cause disturbance to performances,

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591

F 020 7836 3302

E info@theatrestrust.org.uk

W theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

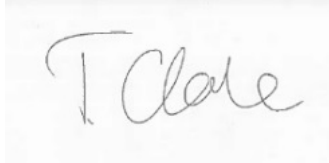
Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

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

particularly matinees. To mitigate this and protect the interests of the theatre as a valued social and cultural asset we routinely recommend a condition requiring a construction management plan to be agreed by the Trust, the theatre concerned, the Council and the applicant which would prevent works at certain times through agreement. This may be an intention of paragraphs 2.9 and 3.9 and condition 4 of the Case Officer Report, although we suggest this is made explicit and presented to Committee as an amendment.

Please do contact the Trust should you wish to discuss these comments further.

A handwritten signature in black ink, appearing to read 'T Clarke', on a light-colored rectangular background.

Tom Clarke MRTPI
National Planning Adviser