

# Protecting theatres for everyone



Our Ref.: TC

21 May 2019

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**Application:** P2019/0592/S73

**Site:** 2 Northdown Street Islington London N1 9BG

**Proposal:** Variation of Condition 4 of planning consent ref: P112682 (dated 18 January 2012) which allowed the Change of use of the ground floor to creative arts company offices (class B1) with associated rehearsal/performance space (class D2). The proposed amendment involves changes to the opening hours to 07:00-00:00 on Wednesdays and Thursdays and 07:00-01:00 on Fridays and Saturdays. No changes to proposed hours on Sunday - Tuesday.

## **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, as it concerns a variation of conditions at 2Northdown which is a small performance venue predominantly hosting comedy alongside some theatre, live music, spoken word and other such events. We were not formally consulted.

Fringe venues such as 2Northdown are valued facilities which make a significant contribution towards not just Islington's cultural provision (Islington's Core Strategy 2011 acknowledges the strengths of the borough as a cultural and arts destination) but also London's role as a global

### **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

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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, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

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

centre for arts and culture which is key to its economy and attractiveness. We are supportive in principle of proposals which would help enhance the viability and sustainability of such venues, which is something the proposed extension of opening hours would help achieve by offering 2Northdown greater flexibility and allowing it to host additional performances.

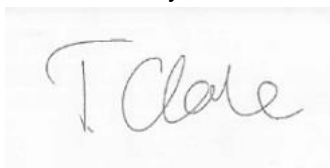
The principle and acceptability of performance use at the site is now fairly long established, having been taking place since around 2012 following the granting of permission P112682. The sole consideration with this proposal is whether there would be any material degradation to the living conditions and amenity of surrounding properties.

The applicant has re-submitted a copy of the original Noise Impact Assessment report submitted in 2012 along with a further statement advising there would be no significant change to background noise levels between 23:00 and 01:00. The original report concluded there would be no impact on the nearest residential properties. The Acoustic consultant has stated that on that basis there is no reason why extended hours should not be permitted at the venue, which is an opinion with which we would concur. Indeed, the venue has already agreed terms with relevant authorities including the Police and Environmental Health regarding a licensing extension. The venue's small capacity of 100 people means there would also be minimal disturbance from persons leaving the venue. As such, the proposal is compliant with the tests of Policy DM4.2 of Islington's Local Plan: Development Management Policies (2013) in relation to evening and night time uses outside of designated town centres.

Paragraph 92 of the NPPF (2019) seeks authorities to plan positively for cultural facilities. Islington's Core Strategy Policy CS14 seeks to protect and enhance existing cultural uses, and encourage new ones. On that basis, coupled with the evidence described above, **we recommend the approval of variation of condition 4 of planning consent P112682.**

Please do not hesitate to contact us should you wish to discuss this representation in greater detail.

Yours sincerely,

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive style and is positioned above a light grey rectangular box.

Tom Clarke MRTPI  
National Planning Adviser