

# Protecting theatres for **everyone**



Ref.: TC/1984

08 November 2019

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Development Management  
London Borough of Camden  
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London  
WC1H 9JE

By e-mail: [devcon@camden.gov.uk](mailto:devcon@camden.gov.uk)

**Application:** 2019/4573/P

**Site:** 25 Shelton Street London WC2H 9HW

**Proposal:** Removal of existing canopy structure and erection of roof structure to infill rear courtyard at ground floor level; Alterations to the ground floor rear elevation, all in association with the existing basement and ground floor unit (Class A1/Sui-generis)

Removal of existing canopy and erection of glass pitched roof and steel structure to infill rear courtyard and installation of ramp in association with the ground and basement unit (Use Sui-generis/A1)

## **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:**

The Trust wrote in objection to the previous application at this site (2018/0846/P), also noting we had not been consulted despite our statutory remit as the proposal utilised the party wall of the Cambridge Theatre thereby making it on land on which there is a theatre. We did however offer to work positively with the applicant and the theatre to find a way forward which was agreeable to all parties. It is disappointing therefore that this has not happened, and again we have not been directly consulted.

## **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**T** 020 7836 8591 **E** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **W** [theatrestrust.org.uk](http://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, 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

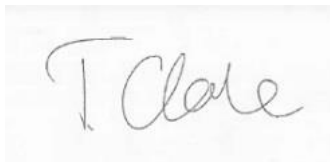
Although the design and materials of this proposal have altered compared to the previous application it does nothing to address the reasons for our objection. By enclosing the courtyard it still fails to enable access to the theatre for maintenance and general repairs. This will have a detrimental impact on the ability of the theatre and its operator to maintain the building, thereby risking its conservation as a cultural and heritage asset and in turn compromising the comfort and safety of audiences, performers and staff.

As with our previous representation we would draw your attention to policies within both the Camden Local Plan (2017) and existing and draft London Plans which recognise the contribution of West End theatres to London's economy and cultural heritage and which seek to protect such facilities from loss, the latter point also emphasised within paragraph 92 of the NPPF (2019). The NPPF also seeks to ensure that existing facilities do not have unreasonable restrictions placed on them as a result of new development, requiring applicants to ensure suitable mitigation.

We would reiterate that we do not object to the applicant seeking to develop their business but that must not come at the detriment of other properties. We continue to remain open to working with them, Cambridge Theatre and the Council to find an appropriate way forward. In conclusion though we **object** to this application and **recommend that planning permission be refused** for the reasons outlined above.

Please contact us should you wish to discuss this representation further.

Yours sincerely,

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

Tom Clarke MRTPI  
National Planning Adviser