

Protecting theatres for everyone



Ref.: TC/3914

13 May 2020

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By e-mail: development.management@croydon.gov.uk

Application: 20/00663/FUL

Site: Croydon College Annexe College Road Croydon CR9 1DX

Proposal: Demolition of existing building and redevelopment of the Croydon College Annex site to provide a new building with ground and first floor creative and cultural enterprise centre (Class D1/B1) with ancillary exhibition space, and residential units (Class C3) above. Associated works include new landscaped public pedestrian route running through the site from north to south, private and communal amenity space for residents including play space, basement car parking and cycle parking, and temporary landscaping on southern part of the site. The plans show a part 12, part 4 storey building, providing 93 flats above a cultural and creative industries enterprise centre.

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 Theatres Trust regarding this application for planning permission seeking a residential development and creative enterprise centre. We have been notified because the proposed development is adjacent to Fairfield Halls, specifically its service yard and loading bay (get-in).

We are supportive of the principle of development on this site which will contribute towards delivery of the overall masterplan for the area, and help further improve connectivity and permeability. We appreciate the design rationale for animating the development on all sides.

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, David Ian, Richard Johnston, Gary Kemp, Simon Ricketts, Truda Spruyt

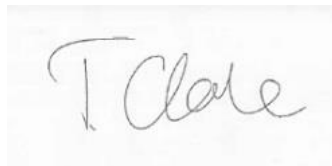
The National Advisory Public Body for Theatres

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

However, the provision of residential units in proximity to the service yard of Fairfield Halls could give rise to future conflict if their design and acoustic protection is not optimised. Such conflict has resulted in conditions and restrictions being placed on existing uses which has undermined them and in worst cases resulted in closure. Paragraph 182 of the NPPF (2019) emphasises a need to protect the interests of existing uses. With theatres and other live venues there is a requirement for servicing late at night, early in the morning and at weekends including the movement of large and heavy sets and equipment associated with touring shows. This can create disturbance for nearby properties. The Noise Impact Assessment refers to the A212, A232, the railway line and construction activity as generators of noise but does not refer to activity at Fairfield Halls. It must be ensured there is sufficient acoustic insulation to mitigate the risk of conflict. We note the Planning Statement mentions that acoustic measures are capable of being controlled by suitable conditions attached to permission should it be granted and we recommend this is taken forward with the Trust consulted on approval/discharge of such conditions.

In conclusion we have no objection to this proposal but this is subject to appropriate acoustic conditions being in place to avoid the activities and functions of Fairfield Halls as a cultural asset being undermined.

Please contact us if we may be of further assistance or should you wish to discuss these comments in greater detail.



Tom Clarke MRTPI
National Planning Adviser

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