

Protecting theatres for everyone



Ref.: TC/2006

01 June 2020

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Pending Applications
Development Planning
City of Westminster
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By e-mail: southplanningteam@westminster.gov.uk

Application: 20/02934/FULL & 20/02935/LBC

Site: 7 - 9 Cranbourn Street London WC2H 7AG

Proposal: Change of use of the ground floor and basement of 7-9 Cranbourn Street from a bingo hall (D2 Use) to a casino (Sui Generis) and internal works including the creation of a new opening with the Hippodrome at basement level.

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 Trust on these applications for planning permission and listed building consent which are seeking change of use and alterations at the Hippodrome.

The Hippodrome is a statutory Grade II listed heritage asset. It opened in 1900 and was designed by prominent theatre architect Frank Matcham. Originally built for circus and varieties with a large tank for water shows, it was re-designed for variety shows in 1909 again by Matcham. In 1958 it was converted to a nightclub which featured live performances by several notable artists including Diana Ross, Cilla Black, Frank Sinatra and Stevie Wonder. Further renovation and alteration came in 1983 with the nightclub closing in 2005. After a brief period of burlesque and events venue it was reverted back to Matcham's designs for use as the casino and entertainment venue which remains in use.

This proposal relates to part of the ground floor of the Hippodrome which has been referred to as the Crystal Rooms and is in use as an adult gaming centre (use class D2). The Hippodrome

Theatres Trust

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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

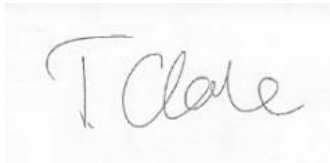
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management acquired this space in 2015 and are now seeking to integrate this space into the rest of the Hippodrome. To facilitate this they are seeking change of use and to create a new opening.

We have no objection to the change of use. There is no material difference between the application site's current formal D2 landuse under a bingo premises licence for adult gaming and that of a casino (Sui Generis). Neither do we object to the insertion of the opening and concur with the applicant's statement that the special character of the Hippodrome would not be impacted.

Therefore in conclusion we are supportive of the granting of planning permission and listed building consent.

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



Tom Clarke MRTPI
National Planning Adviser

Theatres Trust

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