

# Protecting theatres for **everyone**



Ref.: TC/934

21 October 2021

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**Application:** 21/06740/LBC

**Site:** Theatre Royal 8 Haymarket London SW1Y 4HT

**Proposal:** Replacement of pavement lights.

## **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 for listed building consent has come to the attention of the Trust because it is seeking to replace pavement lights at Theatre Royal Haymarket. The Heritage Statement references a wider suite of works but only the application submitted appears to be for pavement lights only.

The theatre is a Grade I listed heritage asset. There are seven pavement lights outside of the theatre's main audience/public entrance onto Haymarket. It is believed these were installed around 1905 and provide some natural light to the theatre's pit bar, known as the Oscar Wilde Room.

The applicant has provided photographic evidence of the poor and deteriorating condition of these pavement lights including cracks, corrosion and breakages along with staining of concrete due to water ingress which has also impacted the Oscar Wilde Room. There are safety implications for pedestrians arising from loss of grip.

## **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL  
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Interim Chair Paddy Dillon Director Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt, Katie Town

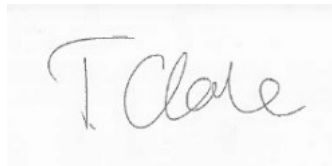
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Given the age of the pavement lights and their manufacturer's inscription a like-for-like replacement would be the optimum and preferred solution as repair has become impractical. However with the manufacturer having closed around fifty years ago neither is this possible. The applicant has identified an alternative manufacturer of cast-iron pavement lights which can match the current size and appearance. This would be a pragmatic way forward.

Replacement works would necessitate removal and replacement of the asphalt to the outer edge of the cast iron frames. This will be re-laid and made good with better opportunity for future maintenance. This will help ensure the ongoing conservation of this important heritage asset.

Therefore we are supportive of the granting of listed building consent for these works.

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

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