

Protecting theatres for everyone



Ref.: TC/2142

17 June 2022

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

Application: 21/05795/FULL & 21/05796/LBC

Site: Trocadero 13 Coventry Street London W1D 7DH

Proposal: Erection of roof extensions at 5th, 7th and 9th floors on the Shaftesbury Avenue frontage to accommodate up to 84 hotel rooms in conjunction with the existing hotel. Creation of new roof terraces at 7th and 9th floors facing Shaftesbury Avenue. Installation of screening to existing plant at 11th and 12th floor levels.

Remit:

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 these applications for planning permission and listed building consent at Trocadero for roof extensions to facilitate expansion of the site's hotel.

We have been notified because historically there has been theatre use at this site dating back to the 1820s which lasted until the mid-1960s. However there were substantial alterations both during and after these operations and very little fabric relating to those years remains. Additionally the development boundary is directly adjacent to the Lyric Theatre.

We have no objection to these proposals. However in similar vain to our comments on previous similar applications we urge engagement between the applicant and NIMAX (operator of the Lyric) to ensure that the theatre's performances are not disrupted by noisy construction works

Theatres Trust

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Chair Dave Moutrey **Director** Jon Morgan

Trustees Paul Cartwright, James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Richard Johnston, Gary Kemp, Lucy Osborne, Jane Spiers, Truda Spruyt, Katie Town

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

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and that there is coordination between both parties around performance change-overs at which point there could be conflict between the respective needs for large vehicles and deliveries. It might be appropriate for this to be conditioned as part of a construction management plan.

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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