

Protecting theatres for everyone



Ref.: TC/1993

22 February 2023

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Pending Applications
Development Planning
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Application: 23/00571/FULL

Site: New Zealand House 80 Haymarket London SW1Y 4TE

Proposal: Variation of Conditions 1, 9, 24, 25 and 27 of planning permission dated 12th February 2021 (RN 19/07815/FULL) for the Internal and external alterations to New Zealand House and the surrounding public realm including installation of bollards in the public highway, removal of existing sports bar (Class A4) and relocation of basement car parking entrance and loading bay in connection with the refurbishment and upgrade of the building to provide office accommodation (Class B1) which may be used by commercial tenants and as accommodation for diplomatic and governmental agencies; with flexible retail or restaurant (Class A1 or A3) at part ground floor, flexible Class B1 or A3 or A4 use (office or restaurant or bar) at third floor and a diplomatic residence at the 17th floor and official function facilities at the 18th floor (sui generis); associated works to the Royal Opera Arcade including external and internal refurbishment and improvement works and change of use of basement and mezzanine areas of some retail units on the east side of the Arcade from Class A1 (shop) to Class B1 (office), and change of use of the retail unit(s) on the east side corner of the Royal Opera Arcade and Pall Mall from Class A1 (shop) to flexible Class A1 or A4 use (shop or bar) and other associated works NAMELY, reduction to one proposed vehicle lift and associated reduction in vehicle crossover width to Haymarket; addition of photovoltaic elements within glazing to the level 3 terrace roof; revision of level 18 terrace access doors from bi-folding to sliding, change of permitted Class A1 units to single flexible Class A1/A3 use in Royal Opera Arcade.

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'.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL
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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

Comment:

Thank you for consulting Theatres Trust on this application to vary five planning conditions at New Zealand House in relation to permission reference 19/07815/FULL. This development is of interest to us due to its relationship with the neighbouring Grade II* listed Her Majesty's Theatre, including shared means of escape. We raised no overall objection to principle of the original plans but had raised some matters we considered would require further thought or appropriate conditions imposed so as to protect the operations of the theatre both during development and post-completion.

The vehicle gate and access was an element of the original application that caused us some concern as we considered there was potential for noise and vibrations to disturb performances given its proximity to the theatre. One of the proposed amendments to the scheme reduces servicing to one vehicle lift from two, and it is to be the lift closest to the theatre which is removed. This approach is welcomed as it alleviates our original concerns. We support the application in this regard.

The overall use mix within Royal Opera Arcade, the relocation of plant, revised stair configuration to the corner retail unit, level three terrace enclosure and level eighteen terrace access are outside of our remit as they do not appear to impact the theatre by virtue of their locations or functions. We therefore make no comment on those matters, although the applicant will need to ensure that new occupants of Royal Opera Arcade units around the theatre do not introduce activities that may compromise performances at the theatre.

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