

Protecting theatres  
for **everyone**



Ref.: TC

10 May 2023

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**Application:** PA/23/00720/S

**Site:** Rich Mix, 35-47 Bethnal Green Road, London, E1 6LA

**Proposal:** Refurbishment of existing building to provide an arts centre (for the improvement of inter cultural understanding) including provision of music, IT education, performing and visual arts, a new 3 screen cinema together with the erection of a rear five storey building and roof level enclosures. Minor Material Amendment sought to remove conditions no.7 (Servicing and loading area), 9 (Access Doors) and 10 (All Deliveries) of Planning Permission Ref: PA/02/00876, Dated 25/03/2004.

**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

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://theatrestrust.org.uk) **Twitter** @TheatresTrust

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**Chair** Dave Moutrey OBE

**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:**

This application was brought to the attention of Theatres Trust because it is seeking to remove three planning conditions at Rich Mix in order to facilitate a new public entry from Redchurch Street along with a small extension and related works. Those works are part of a corresponding planning application for which we have provided comments under separate cover.

Rich Mix is an arts centre with a range of facilities and spaces, including theatre, cinema, live music, comedy, spoken word and other arts and creative provision. It opened in 2006 and has become an important cultural facility serving its local communities around East London as well as attracting people from further afield. It has educational and other outreach activities which help to develop the skills of young people and those from disadvantaged backgrounds. Paragraph 93 of the NPPF (2021) seeks planning decisions to plan positively for facilities of this nature.

The three conditions for which removal is sought relate to limits on activities within the rear yard of Rich Mix. Condition 7 states the servicing and loading area shall be retained only for loading and unloading purposes with the reason of preventing obstruction of surrounding streets and to safeguard the amenity of surrounding properties, condition 9 prevents use of the access doors to Redchurch Street for members of the public except in emergency situations and condition 10 limits deliveries and the loading and unloading of vehicles to specified hours.

We have supported the granting of planning permission within our comments on application PA/23/00719/NC. We consider the public benefits generated through wider use of the service yard including better accessibility and visibility for the venue and provision of more of an active frontage along Redchurch Street justify removal of conditions 7 and 9. There would be a blue badge space provided within this area, therefore for reasons of accessibility and inclusion it would be inappropriate to limit loading and unloading of vehicles to relative restrictive daytime hours with stricter limits at weekends. Mitigations are proposed in relation to new and revised activities within the yard, nonetheless it would be possible for new conditions attached to the corresponding application to manage the impact of other delivery and servicing vehicles and protect amenity.

Therefore we support the removal of the specified conditions and the granting of permission for minor material amendment.

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

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive, slightly slanted style.

Tom Clarke MRTPI

National Planning Adviser

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