

Protecting theatres
for **everyone**



Ref.: TC/2384

26 May 2023

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Planning Department
The Woolwich Centre
35 Wellington Street
London
SE18 6HQ

By e-mail: planning-consultation@royalgreenwich.gov.uk

Application: 22/1626/L

Site: ALPHA MERIDIAN COLLEGE, 148 GREENWICH HIGH ROAD, LONDON, SE10 8NN

Proposal: Listed Building Consent for a part 1, part 2, part 3-storey rooftop build-to rent residential extension (Use Class C3) including rooftop amenity area, alongside a refurbishment and change of use of the existing building from education to a mix of residential (Use Class C3) and flexible employment/community/retail floorspace (within Use Classes E and F), together with hard and soft landscaping, refuse and recycling storage, cycle parking, disabled car parking, and all ancillary works and associated development. [May affect the setting of the Grade II Listed buildings 148 Greenwich High Road, 146 Greenwich High Road, 199-213 (odd) Greenwich High Road, 1-15A (odd) Greenwich South Street, and the Locally Listed Buildings 144 Greenwich High Road, 221 Greenwich High Road and 1-6 Peyton Place].

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

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** 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

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planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust on this application for listed building consent. We have been notified because the proposed development is a direct neighbour to Borough Hall within the Greenwich Town Hall complex. Borough Hall, although currently closed, is a theatre and performance venue as well as being a Grade II listed heritage asset. We have also been consulted on the corresponding planning application to which we have responded under separate cover objecting to the scheme unless there is a revision to plans and further information submitted to address our concerns.

Borough Hall and Meridian House are listed together as an important example of a 1930s municipal building inspired by Dutch architect W.M. Dudok. These proposals do not impact Borough Hall internally but do have an impact on its setting through proposed external alterations and the addition of a rooftop extension. However, we consider these works to be sensitively detailed and proportioned. Therefore we raise no objections on direct heritage grounds specifically related to this listed building consent. However, in its current form the overall development may compromise the future operation of Borough Hall as a performance venue which could result in harm arising from longer-term vacancy and/or future change of use.

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

Tom Clarke MRTPI

National Planning Adviser

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