

Protecting theatres
for **everyone**



Ref.: TC/1899

11 August 2023

Anne-Marie Piedot
Liverpool City Council
Cunard Building
Water Street
Liverpool
L3 1AH

By e-mail: planning@liverpool.gov.uk

Application: 23F/1800

Site: 20 - 48 Basnett Street, Liverpool, L1 1ED

Proposal: To change use from retail unit (use Class E) to 175 bedroom Hotel (use Class C1) with associated internal and external alterations including ground floor bar, restaurant and basement leisure facilities, fourth floor bedroom extension, with new projecting balcony terrace and glazed roof top pergola enclosure as part of sky bar/restaurant at sixth floor level, new windows/doors, replacement fire escape stairs and associated works.

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 **Website** theatrestrust.org.uk **Twitter** @TheatresTrust

Facebook @theatres.trust **Instagram** @TheatresTrust

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:

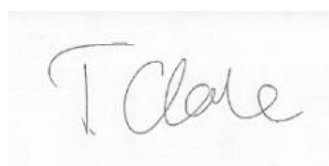
Thank you for consulting Theatres Trust on this application for change of use of from retail to a hotel with associated alterations. We have been notified because the site is directly adjacent to the Playhouse Theatre. We commented on a similar application in 2019 which was subsequently considered withdrawn, in which we raised concerns regarding the acoustic insulation of a proposed nightclub as well as short-term implications on the theatre arising from building works.

This iteration utilises the basement area in a different way, proposing a range of ancillary leisure uses including a cinema screen, bowling alley and plant/back of house areas in the area closest to the theatre. We would again urge that it is ensured there is sufficient acoustic protection if necessary to avoid conflict with the theatre, as whilst there is no longer a nightclub/events space there is potential for noise and vibrations from the bowling alley.

Similarly we again urge inclusion of a planning condition requiring submission of a construction management plan to be agreed with the theatre which prevents works occurring at times where the theatre's performances would be disrupted.

We otherwise raise no objection to the principle of this development.

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

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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

Facebook @theatres.trust **Instagram** @TheatresTrust

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