

Protecting theatres
for **everyone**



Ref.: TC/2043

05 September 2023

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Planning and Place
Royal Borough of Kensington & Chelsea
Kensington Town Hall
Hornton Street
London
W8 7NX

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

Application: PP/23/05396 & LB/23/05397

Site: 291 Westbourne Grove and 113 Portobello Road, LONDON, W11

Proposal: Use of 291 Westbourne Grove as a chamber for music and performance venue with education and multi-purpose space for flexible community use, practice rooms, ancillary offices and cafe/bar. extension and alteration comprising demolition and replacement of modern infill roofs linking 291 Westbourne Grove to theatre block; **removal of one roof pitch and provision of acoustic plant enclosure to south block**, back buildings; lift overrun and new roof to eastern WC block; alterations to 291 Westbourne Grove and 113 Portobello Road shopfronts; replacement fenestration to 113 Portobello Road yellow room; Overhaul, refurbishment and insulation to all roofs; reinstatement of two high-level window units to main auditorium, enlargement of external door, replacement of external doors, removal of shutters to south block back buildings. Excavation and lowering of ground floor at theatre block, WC block and partially 113 Portobello Road. Repair and refurbishment of Listed building and improved environmental performance of building envelope; new front of house stair and lift, alterations to secondary part of theatre building; provision of secondary glazing to windows, and associated works

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

Remit:

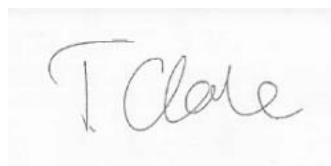
Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development 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 on these applications for planning permission and listed building consent at the Grade II listed Twentieth Century Theatre. We were also consulted on previous applications for this building earlier in 2023, and made a site visit in December 2022 when the applicant engaged us at pre-application stage. In our detailed comments we supported the granting of planning permission but whilst of the view that the public benefits arising from proposed use mitigated many harmful alterations necessary to facilitate return to use as a performance venue, there were many minor alterations which cumulatively generated unnecessary harm. We therefore urged some refinement of internal alterations in order for us to fully support the granting of listed building consent. Those applications were subsequently withdrawn on a similar basis due to officer concerns about the heritage impact of alterations.

Since the previous application the cumulative level of harm has been reduced through improvements to the scheme which goes some way to addressing our concerns. Therefore we are now in a position to support the granting of listed building consent along with planning permission.

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

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