

Protecting theatres
for **everyone**



Ref.: TC/807

22 September 2023

Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill
RH1 9FL

By e-mail: southplanningteam@westminster.gov.uk

Application: 23/05675/FULL & 23/05676/LBC

Site: Novello Theatre 5 Aldwych London WC2B 4LD

Proposal: Use of the fourth floor to residential (C3 Use). Internal and external alterations to create a single residential dwelling including a fifth floor roof extension to provide additional residential accommodation, creation of a roof garden/ terrace, refurbishment of the ground floor former cafe/bar space to become the lobby to the offices and flat, new staircase, and external lift shaft within rear lightwell. 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'.

Comment:

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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Thank you consulting Theatres Trust on these applications for listed building consent at the Novello Theatre. They seek a new planning permission for works to the Waldorf Chambers part of the building, which previously was granted permission for conversion to residential use at third and fourth floors with a fifth floor roof extension and terrace, and refurbishments at lower levels. Subsequently the scheme was subject to various revisions. Based on information within the Heritage Statement, development was only part-implemented with refurbishment to the ground floor café/bar space and partial strip-outs at upper levels.

This revised proposal will see the third floor removed from the residential conversion, limiting it to the fourth floor and fifth floor roof extension. The third floor will instead be retained in office use and refurbished. The ground floor along with basement and mezzanine/first floor is shown on the plans to be a meeting room and event space.

As a similar scheme has previously been permitted and partially implemented we have no objections to the granting of planning permission and listed building consent. This iteration retains more of this part of the building for functions and activities which directly support the theatre. Nonetheless, with residential use being introduced, this is conditional on the previous condition managing noise and vibrations to be carried forward so the activities of the theatre are protected.

Please contact us if we may be of further assistance.

Tom Clarke MRTPI

National Planning Adviser

Theatres Trust

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