

# Protecting theatres for everyone



Ref.: TC/2009

5 October 2023

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Pending Applications  
Development Planning  
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**Application:** 23/06495/LBC

**Site:** 8 Argyll Street London W1F 7TF

**Proposal:** Removal of brick work to enlarge openings, including installation of a structural steelframe at basement level.

## 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 consulting Theatres Trust on this application for listed building consent at the Palladium. It is similar to a previous proposal earlier in 2023 as it again seeks to remove three masonry piers within part of the basement (independently let and

### 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

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## Protecting theatres for **everyone**



operated) to open out the space for its tenant.

The previous application was refused on the basis of the proposals being harmful to the special architectural and historic interest of the building and contrary to policy. This is because the brick piers are an important architectural feature which positively contribute to the special architectural and historic interest of the building; they are original fabric from the 19<sup>th</sup> Century wine cellars on the site and would make historic plan form illegible.

The applicant has on this occasion provided a more thorough appraisal of the site's history. Whilst we would agree that the vaults do not impact on the theatrical and decorative significance of the Palladium, they are nonetheless important architectural features which are remnants of the site's previous incarnation. We therefore disagree that loss of this fabric and plan form is minor in nature. This assessment is a position which conflicts with and does not address the previous reasons for refusal.

As per our previous position, whilst we do not object in principle to removal of the piers in order to make the space more functional this must be fully assessed and justified in heritage terms, and loss should be fully recorded. We would also again highlight that because the origins of these piers are non-theatrical the advice of general heritage consultees should be sought.

Please contact us if we may be of further assistance or should you wish to discuss these comments in further detail.

Tom Clarke MRTPI

National Planning Adviser

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