

Ref.: TC/206

05 March 2024

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Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill
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By e-mail: southplanningteam@westminster.gov.uk

Application: 24/00898/FULL

Site: 22 Kingsway London WC2B 6LE

Proposal: Use of part of basement and ground to seventh floor as student accommodation (Sui Generis) and two retail units (Class E) at ground level; removal of roof slab and replacement of eighth floor structure and construction of a two storey vertical extension providing further student accommodation (Sui Generis); external alterations including partial façade replacement and new/rearranged entrances and retail frontages; cycle parking; soft landscaping on roof and terraces; roof plant and solar panels; and all associated engineering and ancillary 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

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Chair Dave Moutrey OBE

Director Jon Morgan

Trustees James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Lucy Osborne, 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:

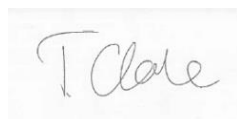
Thank you for consulting Theatres Trust on this application for planning permission at 22 Kingsway. We have been notified because the building contains the Peacock Theatre. We were similarly consulted on a previous scheme at this site for student accommodation which, following concern around the compatibility of development with the theatre and subsequent further engagement with us, was permitted with conditions to protect the operations of the theatre and to ensure appropriate living conditions for future occupants.

This proposal is similar in nature to the previous application in terms of landuse, but additionally proposes an extra two stories through removal of the roof slab and new structure at upper levels. The Peacock Theatre itself remains outside of the scope of development. The floorplans for areas around the theatre are almost identical.

Our position therefore remains as previous, namely that we have no objection in principle to the use of this site for student and commercial uses. However, with some proposed bedrooms being located directly adjoining the flytower or in close proximity it is essential that existing planning conditions managing design and acoustic insulation (currently conditions 7, 8 and 9) are retained. This is for conformity with paragraph 193 of the NPPF (2023), Policy D13 of the London Plan (2021) and Policy 7 of the City Plan 2019-2040 (2021) and to ensure the future operations of the Peacock Theatre are not undermined.

In conclusion, subject to retention of effective planning conditions, we raise no objection to the granting of planning permission.

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



Tom Clarke MRTPI

National Planning Adviser

Theatres Trust

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