

Protecting theatres for everyone



Ref.: TC

04 January 2023

James Mascal
Planning
Brent Council
Brent Civic Centre
Engineer's Way
Wembley
HA9 0FJ

By e-mail: planning.comments@brent.gov.uk

Application: 22/4072

Site: 20-22 Watkin Road, Wembley, HA9

Proposal: Temporary change of use to community theatre and ancillary offices (Use Class Sui Generis) and installation of windows

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:

This application has come to the attention of the Trust because it is seeking temporary planning permission for change of use to a theatre for a period of three years. The theatre will consist of a 100-seat performance space along with provision for rehearsals and ancillary storage and offices.

There have been other temporary theatre and performance spaces come forward within the area in recent years, which have helped activate vacant and under-used spaces and contributed to the attractiveness of the Wembley area as it undergoes change and development. This proposal is smaller in scale than for example the previous Troubadour venues, but will be operated by an established and reputable operator which specialises in immersive productions. This would therefore also add to the diversity of the local cultural offer.

Policy BHC3 of the Brent Local Plan 2019-2041 (2022) supports cultural facilities and creative industries, specifically promoting Wembley. Paragraph 93 of the NPPF (2021) seeks planning

Theatres Trust

22 Charing Cross Road, London WC2H 0QL
T 020 7836 8591 E info@theatrestrust.org.uk W theatrestrust.org.uk

Chair Dave Moutrey **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

Protecting theatres for **everyone**



decisions to plan positively for cultural uses. We consider that this proposal contributes towards those objectives.

We note the conclusions of the submitted Noise Assessment Report which states that the theatre would be unlikely to cause disturbance to nearby residents.

Therefore we are supportive of the granting of planning permission on a time-limited basis.

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

A handwritten signature in black ink that reads "T Clarke".

Tom Clarke MRTPI
National Planning Adviser

Theatres Trust
22 Charing Cross Road, London WC2H 0QL
T 020 7836 8591 E info@theatrestrust.org.uk W theatrestrust.org.uk

Chair Dave Moutrey **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