

# Protecting theatres for everyone



Ref.: TC/3894

06 February 2023

Mr Ben Oates  
Lambeth Planning  
PO Box 734  
Winchester  
SO23 5DG

By e-mail: [planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk)

**Application:** 23/00091/RG3

**Site:** 385 Coldharbour Lane London SW9 8GL

**Proposal:** Change of use of 827.75sqm (GIA) on the third floor of the Brixton House Theatre building from office (Use Class E) to educational (Use Class F1).

## 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 change of use of part of the third floor of Brixton House Theatre from Class E to Class F1.

The site subject to this application is within the building's third floor. Change of use is sought to facilitate occupation by London Academy of Contemporary Music (ACM), a specialist college focused on rock, electronic and pop music.

The upper levels of Brixton House are in any case already outside of formal theatre use in landuse terms, being let out by the theatre. A number of other occupants already let or utilise space, many of which are also within the cultural and community sectors. ACM has an existing relationship with the Electric Theatre in Guildford; we consider them an appropriate operator who would be compatible with Brixton House's overall theatre and cultural function and help further contribute towards the vibrancy of the wider town centre.

On that basis we concur with the applicant that whilst technically this proposal represents a departure from the Local Plan's policy position of resisting the loss of office uses within the town

## Theatres Trust

22 Charing Cross Road, London WC2H 0QL  
T 020 7836 8591 E [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) W [theatrestrust.org.uk](http://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

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## Protecting theatres for **everyone**



centre, there would be compelling benefits in facilitating educational use and further enhancing the wider creative and cultural offer of Brixton House. We would therefore support the granting of planning permission for change of use.

Please contact us should you wish to discuss these comments further.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive, slightly slanted style.

Tom Clarke MRTPI  
National Planning Adviser

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