

Protecting theatres
for **everyone**



Ref.: TC/206

6 November 2023

Matthew Mason
Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill

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

Application: 23/05693/FULL

Site: Development Site At St Albans, Greener House, Samuel House Haymarket, 13-16 Charles II St Haymarket London

Proposal: Variation of condition 1 of planning permission dated 11 January 2023 (RN:22/03961/FULL) for the Variation of conditions 3, 4, 5, 6, 7, 39, 40 and 52 dated 24 June 2020 (RN:19/04480/FULL) for "complete demolition of St Albans House and Samuel House and demolition behind remodelled facades of Greener House and 13-16 Charles II Street to enable the comprehensive redevelopment of the site to provide a single new building comprising basements, ground and mezzanine floors and 7 upper floors, retained and remodelled facades at Greener House and 13-16 Charles II Street for use for Class A1 and/or A3 and/or A4, Class D2 and Class B1 office. Basement tunnel link to 11-12 Charles II Street, associated public realm and highway works and other associated works. Alterations to the facade of the Carlton Cinema", NAMELY changes to the massing and envelope of the approved building including to design of cinema build over, to roof layout and height of plant room, introduction of opening windows to all elevations and other elevational changes and amendments to improve the performance of the building in terms of sustainability and carbon impact

Remit:

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

Protecting theatres for everyone



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 to vary condition 1 of permission reference 22/03961/FULL. We have been notified because revisions are proposed for works to the Grade II listed former Carlton Cinema, which is part of a wider redevelopment scheme.

The Carlton opened in 1927 and was only the second new theatre built in London after the First World War. It was equipped with complete stage facilities with orchestra pit and fourteen dressing rooms. It was also designed for cinema use, and this became the dominant function from 1930 although runs of stage shows continued to be held until the late 1970s when the stage house was sold and the auditorium sub-divided. However, more recently a theatre production has utilised the main auditorium and there remains the prospect of the building being returned to theatre use in future. It therefore remains within our interest and remit.

Whilst we raised concerns around earlier iterations of plans for the Carlton, we have been broadly supportive of more recent applications following the applicant having revised their scheme. Having reviewed the current proposals, we concur with the views of the Cinema Theatre Association in their support of this scheme. As such, we can support the granting of planning permission to vary the relevant planning condition of reference 22/03961/FULL.

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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