

Ref.: TC/2010

7 May 2024

Nikki Mitchell
Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill
RH1 9FL

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

Application: 24/02154/LBC

Site: London Coliseum 32 - 35 St Martin's Lane London WC2N 4ES

Proposal: Proposed replacement of 2no. existing pre-cast concrete beam and block roof slabs to roof areas R8 and R20; replacement of 3no. defective concrete lintels over existing window openings; installation of 3no. new steel stubs and padstones to roof area R17 and new Sure-foot system to support external steel staircase; and installation of new roof gully and hopper to roof area R5.

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

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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the Coliseum. It relates to a project seeking to undertake structural repair and refurbishment to the theatre's roof, for which there are separate applications relating to different areas. The applicant met with us to present these plans prior to submission. The Coliseum is a Grade II* listed heritage asset reflecting its outstanding architectural and theatrical significance.

There is a clear need for these works and this is outlined within the applicant's Heritage Statement. This is to address general maintenance as well as arrest specific deterioration and water ingress which in turn threatens the building's sensitive fabric and features. This application covers four areas, as well as the installation of temporary scaffolding to enable the works to be carried out.

There will be removal of three existing lintels due to cracking of external concrete which has compromised structural integrity. Two of the lintels are less sensitive in heritage terms but the example to the Mays Court elevation affects original sashed windows and stone surrounds. Nonetheless the window and stonework will be reinstated and with reference to paragraph 208 of the NPPF (2023) there is clear public benefit in replacing the lintel to ensure structural integrity and the ongoing conservation of the building. We note a specialist contractor has been appointed to undertake these works.

The application description references works not covered by the Heritage Statement for this application, but those areas (8 and 20) are subject to a further application to which we are providing comment under separate cover.

These works and installation of scaffolding are necessary to effectively maintain the building and to help ensure its ongoing conservation. We are therefore supportive of the granting of listed building consent.

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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