

Ref.: TC/2010

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**Application:** 24/02041/LBC

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

**Proposal:** Removal of existing modern single ply roof coverings and associated insulation and renew with new insulation and single ply membrane.

**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 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. We have already submitted comments on two elements. The Coliseum

**Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://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

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. The project 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 three areas marked 1, 13 and 17 on the applicant's roof plan. Area 1 contains the highly significant zinc-covered glazed dome with single-ply membrane around it. Area 13 is a pitched roof running along the south-east of the building and area 17 is a flat-roofed area just beyond it.

The single ply around the dome is coming to the end of its life with photographic evidence having been provided just as it has been for the other two areas. The ply will be stripped, the area made good and replacement ply installed.

To the pitched roof area, the ply membrane has delaminated and become loose. Damp has been recorded within the insulation which requires further investigation. The ply will therefore be stripped, the area surveyed and repairs undertaken. New insulation will be laid with replacement ply and associated works.

Similarly, the flat roof area (17) has also suffered decay with water ingress damaging areas around it. The ply will be lifted, remedial works undertaken to damaged areas with new fittings and insulation installed. This area also provides service access and houses apparatus, the applicant states that additional safe access will be required and this will be consulted on subsequently.

These works are necessary to effectively maintain the building and to help ensure its ongoing conservation. Where there is to be additional or replacement fittings we do not consider this will cause harm to the building's special character and significance, but irrespective with reference to paragraph 208 of the NPPF (2023) there is clear public benefit in appropriately maintaining and conserving this important heritage asset. 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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