

Ref.: TC/2009

18 June 2024

Priscilla Ogie
Pending Applications
Development Planning
City of Westminster
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By e-mail: centralplanningteam@westminster.gov.uk

Application: 24/01962/LBC

Site: London Palladium 7 - 8 Argyll Street London W1F 7TF

Proposal: Removal of brick work to enlarge openings, including installation of a new brick pier at basement level

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 for consulting Theatres Trust on this application for listed building consent, which seeks to undertake alterations within the basement at the Palladium.

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 Vicky Browning OBE, Anna Collins, James Dacre, Suba Das, Liam Evans-Ford, Stephanie Hall, Annie Hampson, Tracy Ann Oberman, Lucy Osborne, Saratha Rajeswaran, Truda Spruyt, Michèle Taylor MBE, Katie Town

The Theatres Trust is the national advisory public body for theatres. The Theatres Trust Charitable Fund supports the work of The Theatres Trust, has the same Trustees and is registered as a charity under number 274697

This area is owned by the theatre but is independently operated. There have been two applications in previous years within this space, both of which have been refused.

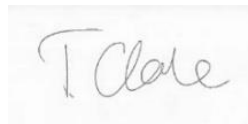
Both previous proposals have sought demolition of brick piers and arches, to different extents. The refusals have been on the basis of being harmful to the special architectural and historic interest of the building. The brick piers are important architectural features which positively contribute to the special architectural and historic interest of the building; they constitute original fabric and plan form and are an important remnant of the 19th Century wine cellars originally on the site.

This iteration would still result in removal of brickwork, but at a reduced level to previous schemes. A greater quantum of brickwork would be retained, with a design which is more reflective of the existing openings.

As with our previous position, we do not object in principle to removal of elements of the piers in order to make the space more functional although as there will be loss of fabric this must be fully assessed and justified in heritage terms and recorded. As the origins of the piers are non-theatrical the advice of general heritage consultees should also be sought., and loss should be fully recorded.

We understand the rationale for this intervention and this is well set out within the Design & Access Statement. However there is currently no Heritage Statement available to view, therefore we cannot ascertain whether the applicant has provided a thorough appraisal of the site's history and significance (as was submitted for the previous application) or provided the justification needed to demonstrate harm in heritage terms is acceptable.

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

Theatres Trust

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