

Ref.: TC/3654

23 December 2024

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Development Management Service
Planning & Development
221 Upper Street
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By e-mail: planning@islington.gov.uk

Application: P2024/3515/S73

Site: 443 - 445, The National Youth Theatre Of Great Britain, Ground And First Floors Blocks D And E, Holloway Road, London, N7 6LJ

Proposal: Section 73 application for the variation of condition 2 (approved plans) of Planning Permission Ref: P2019/2469/FUL dated 01/09/2020 which granted full planning permission for a Single storey entrance and studio pavilion with associated landscaping, additional window to the south elevation, and automatic opening vents (AOVs) to windows to comply with fire regulations. The variation seeks to remove the legal covenant in the agreed Section 106 legal agreement, which requires the demolition of the front extension in the event that the NYT vacates the building, sells the leasehold, or makes a formal decision to discontinue the provision of the minimum commitments of the NYT, as secured by the agreement.

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

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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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

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planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust on this application to vary condition 2 attached to consent reference P2019/2469/FUL at the National Youth Theatre of Great Britain. Specifically, this seeks to remove a covenant within the relevant Section 106 agreement.

This theatre has cultural significance as the first youth theatre in the world, founded in 1956. It has supported the development of several notable actors who have achieved global recognition including Daniel Craig, Colin Firth, Helen Mirren and Kate Winslet as well as musicians such as Sophie Ellis-Bextor and Ed Sheeran. It is a charitable organisation which helps develop the skills of young performers and allows them opportunities to perform and learn technical skills. It also supports future careers across the theatre and entertainment industries more broadly, for example in sound and lighting, stage management and scenery/prop making.

Proposals to add a front extension to the building came forward in 2019. This is something we supported because we considered it to be of sensitive design, addressed deficiencies including sub-optimal accessibility and provided additional facilities such as a new studio. Whilst that application was permitted, there were some concerns on heritage and design grounds associated with bringing forward the building line. It was therefore conditional on the extension being demolished should the theatre vacate or discontinue its full offer.

The theatre is now seeking to extinguish that requirement. This is on the basis of the extension being considered not to cause harm to the historic environment but instead that it makes a positive contribution to its setting through its high-quality design and furthermore that it would conflict with the council's objectives of reducing carbon emissions.

We are in agreement with the position of the applicant. We are also of the opinion that the extension is of good design and sustainability, reflected by it being awarded and shortlisted by various design and planning competitions. There is also now much greater recognition of the environmental impact of demolition and embodied carbon within developments, with more emphasis on retaining and reusing. Theatres Trust is

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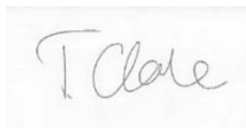
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a signatory to the 'Culture Declares Emergency'. Paragraph 161 of the NPPF (2024) supports transition to net zero including encouraging the reuse of existing resources such as conversion of existing buildings.

With us considering the extension to be of high quality, it follows that we should support ongoing retention particularly given the wider context around environmental sustainability. On that basis we support removal of the existing covenant within the agreed Section 106 and in turn approval for variation of the requisite condition.

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



Tom Clarke MRTPI

National Planning Adviser

Theatres Trust

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