

Ref.: TC/1037

11 August 2025

Stephanie Malik
Lambeth Planning
PO Box 734
Winchester
SO23 5DG

By e-mail: planning@lambeth.gov.uk

Application: 25/02087/LB

Site: The Old Vic Theatre 103 The Cut London SE1 8NB

Proposal: Internal works including upgrading the doors, along with box front, stage front frieze and ceiling repairs.

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:

This application for listed building consent came to the attention of Theatres Trust because it seeks to undertake alterations to internal doors both front and back of house alongside other internal repairs.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** theatrestrust.org.uk

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Chair Dave Moutrey OBE

CEO Joshua McTaggart

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

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There are sixteen doors and doorways in total covered by this application. Twelve of those are straightforward replacements because they do not meet current fire regulations, the other four also involve widening of doorways to meet accessibility needs.

At ground floor level all of the doors are within back of house areas. Most of the doors themselves are not of particular significance and have been altered, although some date back possibly to the 1920s (others are 1950s). We consider the replacement of these to be of neutral impact in heritage terms, although there is clearly a public and conservation benefit in ensuring they meet current requirements. All door widening is to take place at this level. In two of the examples this will result in the loss of more significant historic fabric, one dating from the nineteenth century and the other from the very early twentieth century. This constitutes less than significant harm, although with reference to paragraph 215 of the NPPF (2024) this is mitigated by the public benefit of enhancing accessibility and improving standards of safety.

At upper levels, there will be two door replacements within the first floor front of house area and four at the second floor level of which two are front of house and two back of house. All of these are 1980s doors which are not of significance.

Further to this there will be plasterwork repairs to the circle balcony front, the ceiling and to the stage front frieze (which is a replica dating from the 1980s). These are areas of high significance. A method statement has been set out, and experienced and reputable contractors are undertaking this work. This is on a like-for-like basis therefore there is no impact on significance, but ensuring ongoing conservation is a benefit and is welcomed.

There will also be damp proofing works to address and rectify areas of damage caused by water ingress. This will necessitate the removal and reinstatement of fitting and finishes but will be done on a like-for-like basis. Again, this has no impact on significance but is necessary for ongoing conservation.

We therefore support 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

Theatres Trust

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