

Ref.: TC/9006042

26 November 2025

Planning Services  
London Borough of Hillingdon  
High Street  
Uxbridge  
UB8 1UW

**Application:** 3638/APP/2025/2108

**Site:** FORMER REGAL CINEMA 233 HIGH STREET UXBRIDGE UB8 1LD

**Proposal:** Refurbishment and alteration of the west of the listed building most recently used as a gymnasium to provide back of house areas for the functioning of the proposed hotel and banqueting venue

## **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'.

## **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)

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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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## **Comment:**

This application was brought to the attention of Theatres Trust because it is seeking change of use of the former Regal, along with development of the stage house and rear car park to a hotel.

The Regal is a Grade II\* listed heritage asset which opened in 1931. Its significance arises from it being a fine example of a 1930s super-cinema with an exceptional interior. Its façade is in an Egyptian style with an elaborate Art Deco interior. The balcony is unusually on a raised area to the rear rather than overhanging the stalls. It had a capacity of over 1,600 seats. It was equipped with a stage and dressing rooms for live performances, and a ballroom/dancehall. It closed in 1977 and was vacant until 1984 when it reopened as a nightclub utilising the auditorium and front of house. The stage house was separated off and converted into a gym, and the ballroom was occupied by a snooker club. The nightclub closed with the onset of Covid-19 restrictions and did not reopen; its operator went into administration at the end of 2020. The gym has also permanently closed, only the snooker club remains open.

Given that this building predominantly operated and functioned as a cinema, we strongly encourage engagement and consultation with Cinema Theatre Association (CTA) as an expert body for this building type. Nonetheless Theatres Trust also has an interest in this building given that it was equipped to host live performance. Due to the Regal's cultural and architectural significance we are keen to see it returned to active and sensitive/compatible use.

On that basis we can support the principle of change of use of the auditorium and front of house to a banqueting venue. This is because if sensitively implemented with minimal alteration this use can constitute an appropriate, compatible and viable use for this asset which will maintain its character and significance.

With regards to the hotel development, again we have no objection to the principle of this. As a use it is something which can complement the operation and viability of the banqueting facility; we have supported development of a similar nature adjoining the rear of the Troxy in London Borough of Tower Hamlets. We consider the external design, massing and materiality of the extension to respond positively to the original building.

As part of this scheme the stage house will be substantially altered to provide facilities for both the banqueting venue and the hotel. We have some concerns around this aspect but as this relates to internal matters we will detail this within our comments on the corresponding application for listed building consent.

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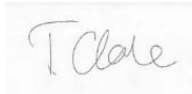
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Within the specific parameters of this planning permission, covering change of use and extension, we can support the granting of planning permission.

Please contact us if we may be of further assistance or should you wish to discuss this further.



Tom Clarke MRTPI

National Planning Manager

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