

Ref.: TC/2485

28 May 2026

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Application: 26/1503/LBC

Site: The Hippodrome North End Road London NW11 7RP

Proposal: Internal and external refurbishment of the building and improvements to the surrounding public realm, together with administrative facilities. Internal rearrangement of stage area and access including reintroduction of a raised stage and removal of some non-original partitions to improve circulation and equal access. General refurbishment of historic lighting fixtures, doors and seating and introduction of external secondary glazing to some lights within auditorium or acoustic and thermal isolation. Isolated removal of non-original partitions across the ground, first and second floors. External remedial works to the buildings elevations and forecourt areas including patchwork repair and repainting. Reinstatement of a metal canopy over the south and west elevations. Replacement or additional plant on roof and new photovoltaic panels. Relandscaping of the adjacent public realm, including the reopening of the area alongside the west elevation and improvement of level access to the main entrance; repaving along the west elevation. Remodelling of loading bay and creation of new service entry point and two new smoke extract hatches in rear (east) wall. Additional signage and external lighting. New main entrance steps

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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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, Louisa Harris, Mark Johnston, Adam Knight, Tracy Ann Oberman MBE, Lucy Osborne, Saratha Rajeswaran, Michèle Taylor MBE, Katie Town

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 at Golders Green Hippodrome. It seeks to undertake various internal and external refurbishments and repairs along with alterations, installation of new/replacement plant and PV panels, lighting, signage, landscaping and associated works. We have also been consulted on a corresponding application for planning permission to which we have responded under separate cover.

There was a previous application which was broadly similar in nature in 2022; we supported that and a site visit was undertaken around the time. This application seeks a fresh consent because there are a number of revisions compared to the previous scheme. On that basis we continue to support the principle of this application, and welcome that amendments will better facilitate the return of live performance to the Hippodrome alongside the church's services and functions.

Front of house/foyer

The previous application sought quite significant alteration of this area. The existing foyer is small for a venue of this size (although that is not unusual of older theatres) with what is effectively a long corridor around the back of the stalls off of which is internal circulation and some back of house servicing functions. The plan was to remove the corridor and install a dividing wall towards the rear of the stalls with an additional entry into the foyer. The rear of the stalls have been previously altered through partitions during the BBC era. We considered that on balance intervention was necessary to provide the facilities required to support a modern larger-scale venue and the re-introduction of live performances and church events. With reference to current paragraph 215 of the NPPF (2024) we considered that provided

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sufficient public benefit to mitigate harm. There was an additional advantage in that an enlarged foyer/bar provided the opportunity to programme functions concurrently, or to host smaller events without need to open up the main auditorium.

We maintain our previous position in this regard. There will be further incursion into the stalls, but this will provide a bar with stores (something we previously cited as an operational matter requiring further consideration) and provides a larger and more coherent foyer/multi-use area. Additionally, there will be a greater opening between the original foyer and this new space which will improve access and movement. This may also be better operationally to accommodate ticket and security checks. There will now be a cloakroom with the accessible WC being relocated towards the rear of the foyer.

At first/dress circle level what was a further foyer with bar/coffee desk is now shown as a multi-purpose space to be further defined although this could retain previous function for larger events through use of mobile kiosks for the sale of drinks. The further foyer/break-out space at second floor/upper circle level is still shown but this time with a more formal servery. At the upper levels these spaces already exist, although there will be some removal and rearrangement of partitions to upgrade and expand WC provision. We consider this to be a relatively low level of less than substantial harm, given these spaces are more functional and of lesser sensitivity, although there is a necessity to expand WC provision to help support the venue's function.

Auditorium

This area is of greater significance.

A significant change as before is the reinstatement of a full-height stage, with the original having been lost to a flat-floor format with a temporary structure in place at the time of our visit. This is a significant heritage and operational benefit. As before, it should be ensured this is constructed with sufficient loading for the needs of modern shows.

The volume of the auditorium will be better revealed through reconfiguring insensitive modern ventilation. Improvements to ventilation will improve energy efficiency and ensure current standards can be met, this is supported.

We noted before there were no wheelchair places shown. That remains the case, we suggest these should be indicated on plans to demonstrate sufficient numbers can

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be achieved when in seating mode.

As before, balcony fronts will be altered with heightening and removal of non-original rails to meet modern safety standards. This is a change that has been carried out with necessity at many other historic theatres.

Back of house

Whereas previously the scheme reused existing partitioned spaces within the wings, these are now being opened up which will provide substantial operational benefits given previously storage of sets and equipment would have been problematic.

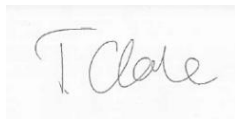
The get-in/service access is also improved.

There is a modest back of house extension which will provide lift access to upper levels back of house. The rear of the Hippodrome is more utilitarian in character, therefore impact is minimised although there are significant public benefits associated with making back of house areas accessible particularly as there is a rehearsal room and upper level dressing rooms. This enhances inclusivity, and is something we had strongly encouraged previously.

In conclusion we welcome these revisions. We remain keen to see the Hippodrome used to its full potential, and for larger-scale live performance to return.

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 this representation in greater detail.



Tom Clarke MRTPI

National Planning Manager

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