

Our Ref.: RA/3813  
Application Ref.: 2013/8263/P & 2014/0171/L

20 February 2013

For the attention of Mr Fergus Freeney

London Borough of Camden  
Planning Services, Development Management  
Culture & Environment Directorate  
Town Hall  
Argyll Street  
London WC1H 8ND



Dear Sir/Madam,

**23 Macklin Street London WC2B 5NN**  
**Application Ref.: 2013/8263/P & 2014/0171/L**

The Theatres Trust is commenting on the above listed building and planning applications for internal and external alterations to the dwelling at 23 Macklin Street, including rearrangement of the internal layout and changes to the facade of the building. The Trust **supports** the application. Please see our detailed advice below and note we were consulted by the applicants at the pre-application stage.

**Remit:** The Theatres Trust is The National Advisory Public Body for Theatres, safeguarding theatre use or the potential for such use; we provide expert advice on theatre buildings including, new design, heritage, property and planning. Established by The Theatres Trust Act 1976, the Trust delivers statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO), requiring the Trust to be consulted on planning applications 'involving any land on which there is a theatre.' We are also a consultee for Neighbourhood Development Orders and Community Right to Build Orders, and encourage local authorities, parish councils and local groups to consult the Trust on Local and Neighbourhood Development Plans where they involve a theatre.

**Advice/comment:** The Trust supports the application in principle because the proposal seeks to restore the façade and remove later internal alterations as well as rationalising the interior space to better reflect the significance of the former scene painting workshop.

There are only 4 known examples of nineteenth century workshops surviving in London, of which 23 Macklin Street is the oldest. Despite a number of different uses and alterations over the years, the building still retains many elements of the original workshop including the arched façade, roof glazing, the overall warehouse space, tall windows and the scenery wells. From our interpretation of the plans, the rearrangement of the rooms towards the southern end reflects the original layout and allows for the recreation of the original multi level warehouse space to the northern end, and in doing so also creating a more functional and habitable dwelling. The scenery wells along the north, east and west walls of the main room have been retained and the existing 90s glass coverings replaced with mesh to emphasise the role of the wells and will be sensitively reused as part of the new heating system.

.../Continued


## Protecting theatres for everyone

**Director** Mhora Samuel **Chairman** Rob Dickens CBE  
**Trustees** Nick Allott, Ruth Eastwood, Tim Foster, Oliver Goodwin, Jerry Katzman, Penelope Keith CBE DL,  
Dr Pauleen Lane CBE, Graham McPherson, Judith Mellor, Matthew Rooke, Ben Twist

Externally, the proposed works will remove the layers of modern render to reveal the brick façade and arched piers, which will result in an improved streetscape complimenting the two adjoining brick buildings. The alterations also include the reinstallation of the six front pane windows and the tall double height central arched window where the central loading bay once was located. The proposals are have been sympathetically designed within the context of the historic asset and do not further adversely harm its special architectural significance.

We would advise you to **grant** planning permission and listed building consent, attaching any conditions as appropriate. Please do not hesitate to contact use if we may be of further assistance.

Yours sincerely,



Ross Anthony  
Planning Adviser