

Protecting theatres for everyone



Ref.: TC/233222

28 June 2018

Patrick Marfleet
Regeneration & Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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

Application: 2018/2841/P

Site: 4 Stable Street London N1C 4AB

Proposal: Amendments to the wording of conditions 35(g) and 44 of Outline Planning Permission reference 2004/2307/P granted 22/12/06 (for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area) namely to include a Sui Generis theatre use with the uses permitted by the outline permission.

Remit:

The 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:

The Trust **supports** the above application for a non-material amendment to application reference 2004/2307/P to include a Sui Generis theatre as a permitted use within the scheme, facilitating a new theatre within Building P2 (also subject of application 2018/2628/P which we have similarly supported).

We would concur with the applicant's assertion that in terms of land use a theatre is not materially different from that of use class D2 or nightclub (Sui Generis), both of which were permitted within the outline application submitted in 2004. We would also highlight that in terms of placemaking the proposed theatre would have a positive benefit on its surroundings, helping to enhance its attractiveness as a place to live and work and drawing people into the area which will help increase footfall and custom for local businesses and minimise commercial vacancies.

Theatres Trust

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Chair Tim Eyles **Director** Jon Morgan

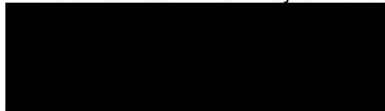
Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

We therefore **recommend the approval** of amendments to conditions 35(g) and 44 of Outline Planning Permission reference 2004/2307/P.

Please contact us if we may be of further assistance.



Tom Clarke MRTPI
National Planning Adviser