Ref.: TC/2105

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Pending Applications

Development Planning

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**Application:** 24/07700/LBC

**Site:** Apollo Victoria 17 - 18 Wilton Road London

### **Proposal:** Installation of two chillers to the existing roof top plant area and associated works to create service routes from roof to dressing rooms

**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 the Apollo Victoria Theatre. It seeks to install two chiller units to the roof and to undertake related alterations to form a service route to the theatre's back of house area. This area is currently without permanent air conditioning and as a result become uncomfortable during warmer weather.

The Apollo Victoria is a Grade II\* listed heritage asset. The proposed chiller units will be installed either side of the roof (east and west) with new pipework to provide air conditioning to back of house areas. Whilst this is an addition to the building, there is existing plant and equipment at that level. Its visual impact is also minimised through being concealed by the building's high parapet. We do not consider that this will cause unacceptable harm to visual amenity, setting or significance, and with reference to paragraph 208 of the NPPF (2023) we consider that low level of less than substantial harm arising from this is mitigated by the public benefit of improving comfort within dressing rooms and other staff/back of house areas.  This, along with more general refurbishments to which we have provided comments under separate cover for a corresponding application for listed building consent, ultimately contribute towards the Apollo's ongoing conservation by enhancing its reputation and attractiveness to producers.

To support associated pipework there is a need for new insertions into walls and masonry within back of house areas. Those areas are generally of lesser significance due to their typically utiliatian character and function and in some cases previous modern interventions/alterations. As referenced, they are being redecorated under a different consent and again enhancement of comfort forms a public benefit.

We welcome investment into the theatre's back of house provision and 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.

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Tom Clarke MRTPI

National Planning Adviser