

Ref.: TC/2105

11 December 2024

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Pending Applications
Development Planning
City of Westminster
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Redhill
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By e-mail: southplanningteam@westminster.gov.uk

Application: 24/07645/LBC

Site: Fortune Theatre Russell Street London WC2B 5HH

Proposal: Replacement of existing plant with new plant and reconfiguration of maintenance access walkways at roof level. C

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 **Website** theatrestrust.org.uk **Twitter** @TheatresTrust

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Chair Dave Moutrey OBE

Director Jon Morgan

Trustees Vicky Browning OBE, Anna Collins, James Dacre, Suba Das, Liam Evans-Ford, Stephanie Hall, Annie Hampson, Tracy Ann Oberman, Lucy Osborne, Saratha Rajeswaran, Truda Spruyt, Michèle Taylor MBE, Katie Town

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Comment:

Thank you for consulting Theatres Trust on this application for listed building consent at the Fortune Theatre. It seeks to undertake works to its roof to replace plant with related alterations to maintenance access.

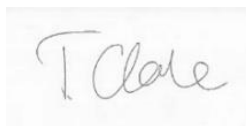
The Fortune is a Grade II listed heritage asset. It was built in 1922 and is culturally significant as the first theatre in Britain built after World War I and architecturally significant due to its construction using concrete as an exposed and decorative façade. It was only the second building after the original Wembley Stadium to be constructed in that way.

These works are entirely to the theatre's roof. There is existing air handling plant in place with associated ducting routing into the building. This is now outdated and inefficient and is coming to the end of its life. It will therefore be replaced at the same location. Although the overall size of the new unit is larger than the current unit and there is some variation in profile, we do not consider this to give rise to additional negative impacts on setting or significance. With reference to paragraph 208 of the NPPF (2023) there is additionally public benefit in improving efficiency and ensuring comfort for audiences, performers and staff.

We also have no objection to revision of maintenance access and routes, which is important for the safety of staff and contractors.

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 these comments in further detail.



Tom Clarke MRTPI

National Planning Adviser

Theatres Trust

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