

Ref.: TC/423

11 March 2025

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Pending Applications
Development Planning
City of Westminster
PO Box 732
Redhill
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By e-mail: southplanningteam@westminster.gov.uk

Application: 25/00793/FULL

Site: 18 - 20 Maiden Lane London WC2E 7NN

Proposal: Alterations to internal lightwell including: enlargement of a window opening to form a door, installation of a canopy and waterproofing to the lightwell floor.

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

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

The Theatres Trust is the national advisory public body for theatres. The Theatres Trust Charitable Fund supports the work of The Theatres Trust, has the same Trustees and is registered as a charity under number 274697

Comment:

Thank you for consulting Theatres Trust on this application for planning permission at the Adelphi Theatre. It seeks to alter a lightwell towards the north-west end of the building to provide access for maintenance and cycle storage.

The lightwell is a tall void. It is not currently directly accessible, as the applicant's Heritage Statement notes when there is a need to undertake maintenance and clearing of debris staff must climb out of a window. This is not conducive to safe working practice.

It is therefore proposed that a new external opening will be created by modifying an existing metal-framed window to provide a safe and effective means of accessing this space. The design of the door is such that its glazing will match that of the removed and surrounding windows.

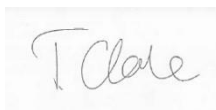
Additionally the floor of the lightwell will be cleaned and refinished to improve drainage and prevent water ingress which harms the building fabric. A non-slip grille deck will be installed level with the door threshold to prevent tripping. A canopy will be installed above to enclose this space and allow it to be utilised for cycle parking for staff. We are supportive of this, as it will make effective use of the space and promote sustainable modes of travel.

Alongside this intervention will be general works to clean and repair the area which is also welcomed.

We consider this part of the building to be less sensitive from a heritage perspective, and its enclosed location means it will have no impact on setting, design and character. This project will provide operational, conservation, maintenance and staff welfare benefits.

We therefore support the granting of planning permission.

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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