

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 13 th December 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Noel Coward Theatre, 85-89 St Martin's Lane, London, WC2N 4AU,		
Proposal	Replacement of existing marble floor in entrance lobby with new design.		
Agent	Aedas RHWL Ltd		
On behalf of	Delfont Mackintosh Theatres		
Registered Number	16/08263/LBC	Date amended/ completed	6 September 2016
Date Application Received	26 August 2016		
Historic Building Grade	Grade II listed building		
Conservation Area	Covent Garden		

1. RECOMMENDATION

1. Grant conditional Listed Building Consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The Noel Coward Theatre is a Grade II listed theatre fronting St Martin's Lane, within the Covent Garden Conservation Area. Formerly known as The Albery and originally as The New Theatre, it was designed by William G. Sprague and built in 1903 for Charles Wyndham to complement the Wyndham's Theatre next door (Grade II* listed), also by the same architect.

It is proposed to remove the existing plain white marble flooring from the main entrance lobby and the two adjoining corner exit lobbies, and to replace it with a new marble floor to a new, more elaborate design. The central outer draught lobby would retain its existing floor as it forms part of the design of the external steps.

The existing floor is thought to be the original for this space, and contributes to the internal character of the lobby. Its plain design is thought to be a deliberate intention, to focus theatre-goers' attention upwards to the more elaborately designed walls and ceilings, and to the stairs up to the auditorium and bars on the upper floors.

The floor in its existing state however is in a poor condition with many cracked or already replaced tiles. Most of the newer tiles are a poor match tonally with the originals. The replacement of the existing

floor is therefore, whilst regrettable, considered to be acceptable in principle.

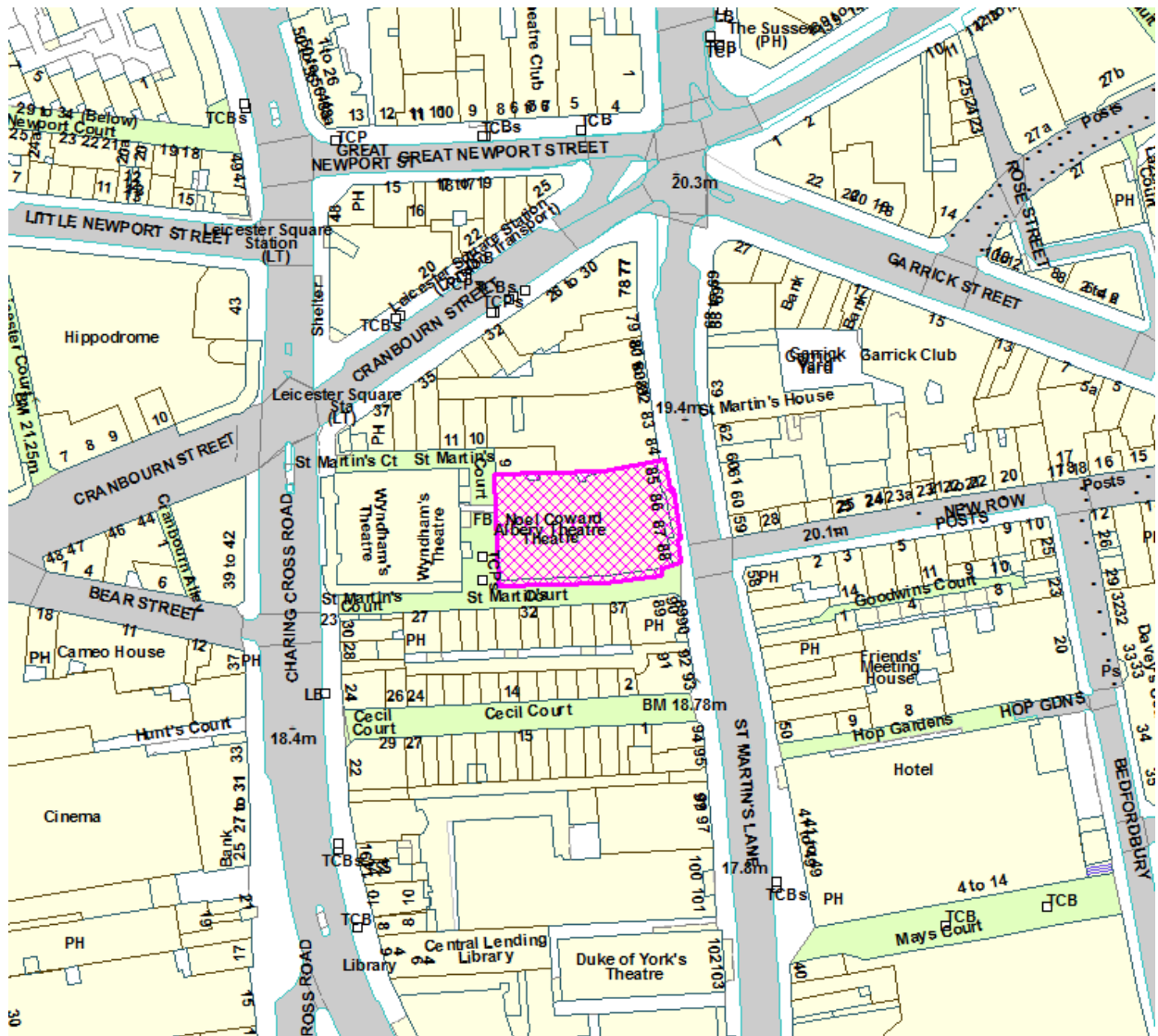
Rather than replace the floor 'like-for-like' with a new matching plain floor, the applicant wishes to introduce an element of design. This would include a 'checker' pattern formed from small green inlay tiles at the corners of the main white marble tiles. Around the outside of the room would be a narrow red and green border (also formed of marble tiles). The red and green tones proposed have been selected to complement the design scheme for the room.

The proposal has been amended during the course of the application in response to concerns raised by the Theatre's Trust and by officers regarding the previously proposed central 'signature' motif and the previous thickness of the surrounding border. The Trust otherwise were supportive of the proposals.

Whilst the proposed new floor would represent a departure from the original design scheme for this room, it remains a relatively simple design and, as amended, avoids any overt prominence within the room. It would carry its own high quality of architectural design, and would relate well to the more elaborate designs of the walls and ceilings, and the rest of the theatre beyond.

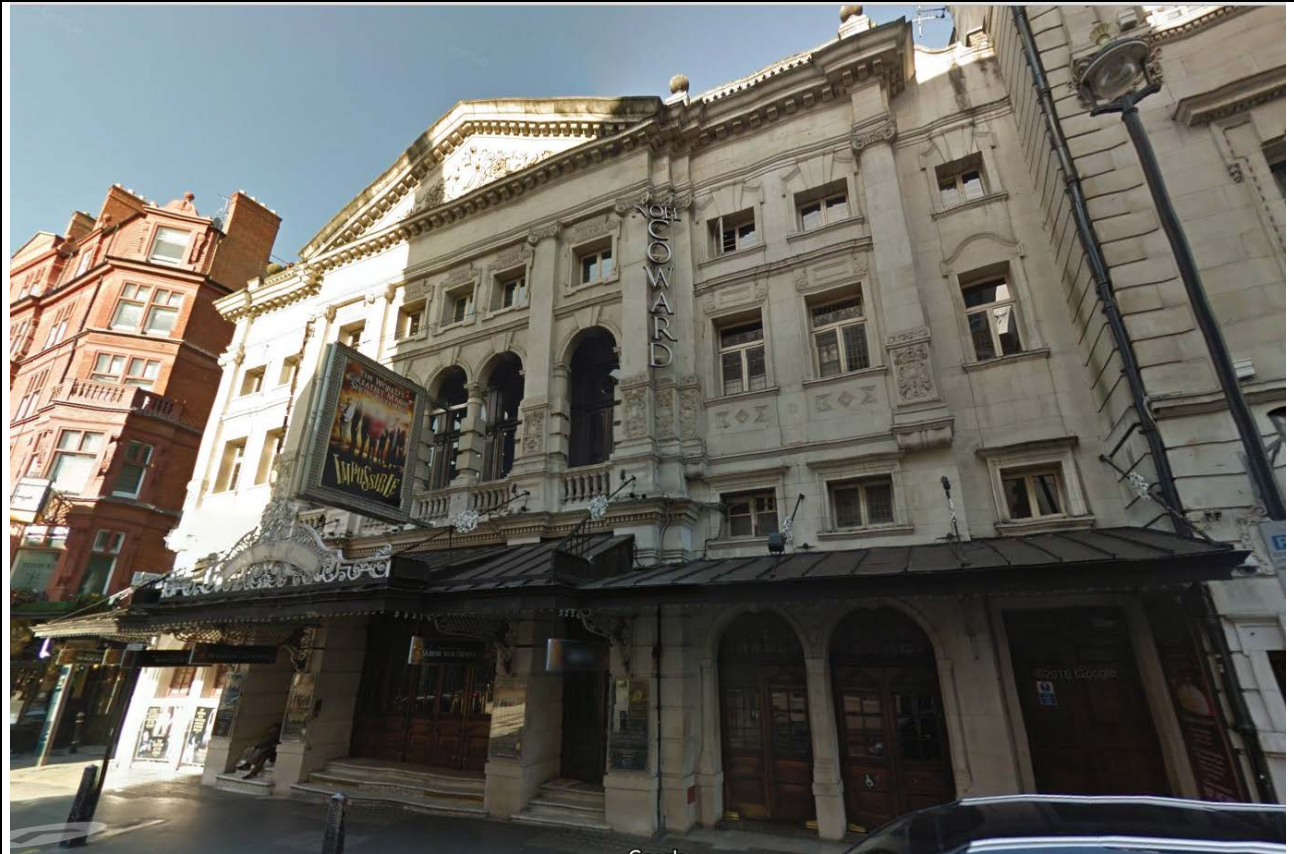
For the above reasons, the proposals are considered to preserve the special architectural and historic interest of the listed building, and comply with relevant national and local policies, in particular policies DES 5 (Alterations and Extensions) and DES 10 (Listed Buildings) of the Unitary Development Plan, and Section 12 of the National Planning Policy Framework.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Noel Coward Theatre, 85-89 St Martin's Lane



Entrance lobby



Entrance lobby

5. CONSULTATIONS

THEATRES TRUST:

The Theatres Trust does not object to the application.

The Trust welcomes this proposal in principle as we actively encourage theatre owners to invest in their theatre buildings and ensure they are properly maintained and upgraded to meet current building standards and the expectations of audiences and staff.

This proposal seeks to replace the marble floor in the foyer due to the extent of the broken, patched, and damaged tiles. We note the proposed floor will use marble tiles of a similar size and material to the existing floor, and will be generally laid in a similar diagonal pattern. The dominant colour of the new floor will be crème, which will complement the existing colour scheme on the walls, ceiling and in the auditorium, as will the red and green marble threshold strip proposed around the edge of the floor, which will help delineate the room.

However, we do have hesitations about the proposed signature feature in the centre of the floor as it will likely compete with the ceiling pattern and other decorative features in what is a reasonably small space. A plain floor omitting the logo would be preferable as it would be more in keeping with Sprague's original design for the foyer, though we do recognise that use of Noel Coward's signature is part of the branding of the theatre.

With this in mind, the Theatres Trust does support granting listed building consent.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 0

Total No. of replies: Any responses to be reported verbally.

6. BACKGROUND PAPERS

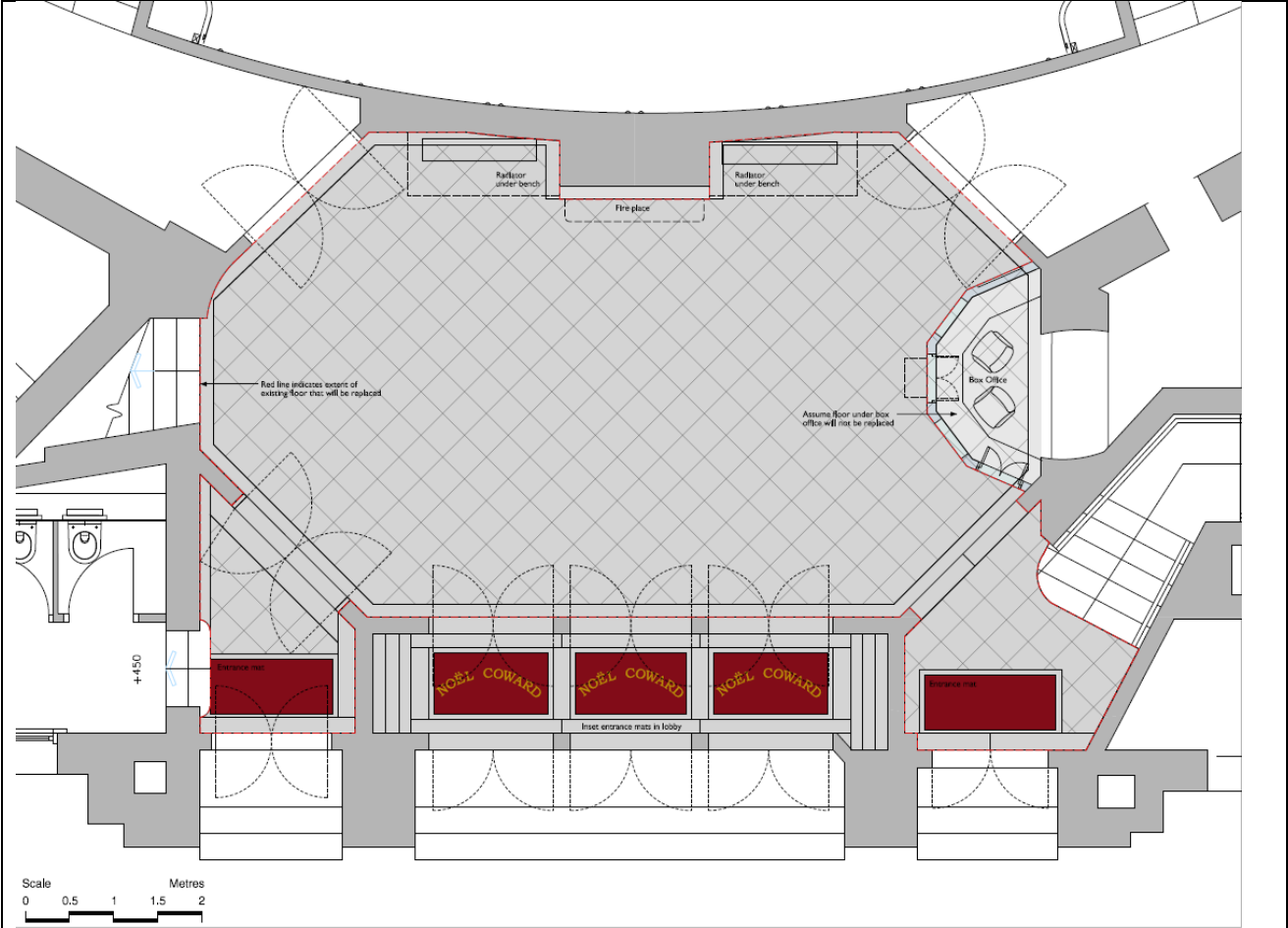
1. Application form
2. Response from Theatres Trust, dated 6 October 2016
3. Letter from occupier of The Theatres Trust, 22 Charing Cross Road, dated 6 October 2016

Selected relevant drawings

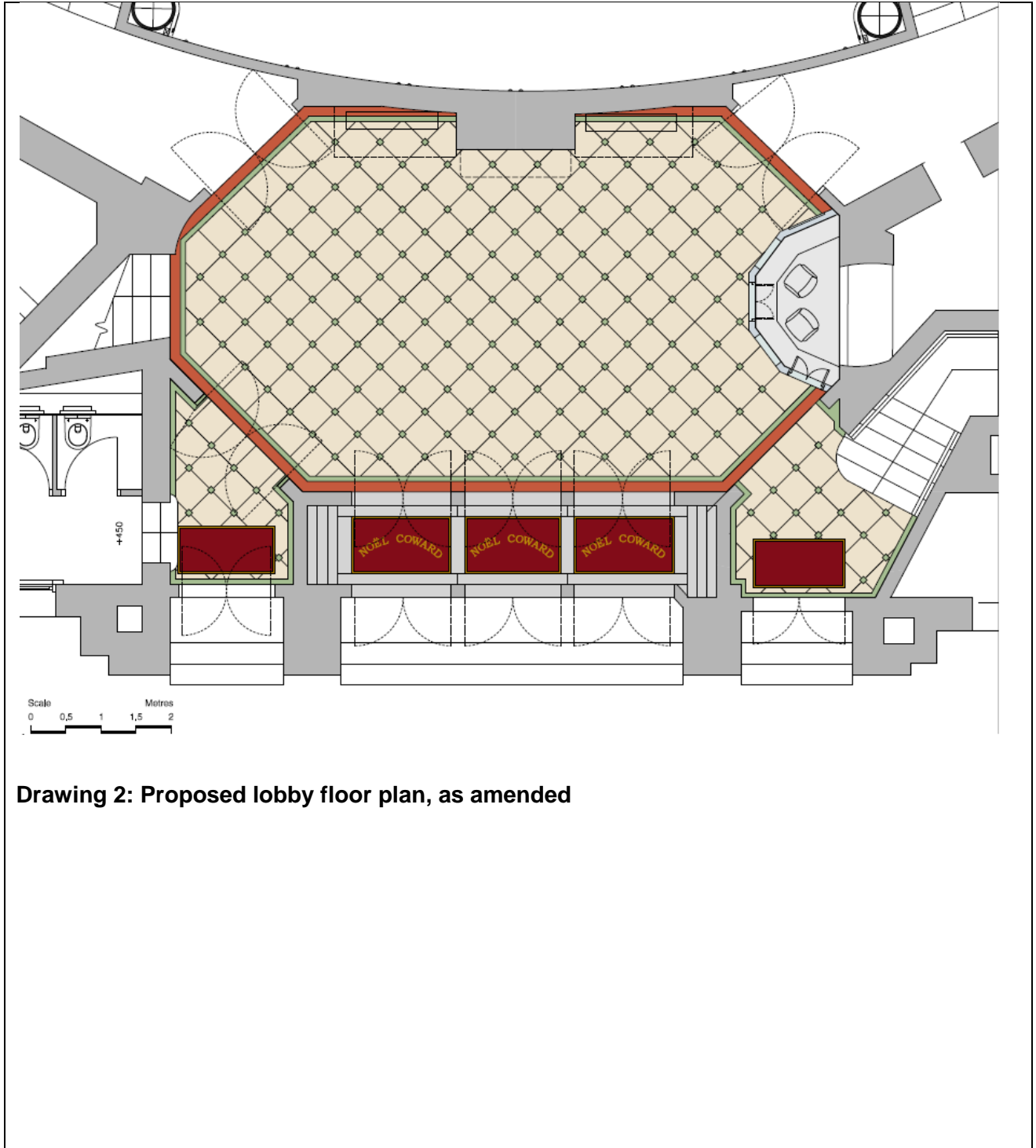
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk.

7. KEY DRAWINGS



Drawing 1: Existing lobby floor plan



Drawing 2: Proposed lobby floor plan, as amended

DRAFT DECISION LETTER

Address: Noel Coward Theatre, 85-89 St Martin's Lane, London, WC2N 4AU,

Proposal: Replacement of existing marble floor in entrance lobby with new design.

Reference: 16/08263/LBC

Plan Nos: 111044e_A_00_001; 11044e-A-SK-100; 11044e-A-SK-105 A; Design and access statement dated August 2016 (excluding superseded 11044e-A-SK-105).

Case Officer: Andrew Barber **Direct Tel. No.** 020 7641 7708

Recommended Condition(s) and Reason(s)

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work and improvements inside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27BA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (July 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans.

This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.