

Protecting theatres for **everyone**

Ref.: TC/8899

16 October 2019

Planning Policy Team,
Freepost RTXU-ETKU-KECB,
Planning Policy,
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Town Hall,
Upper Street,
London
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By e-mail: planningpolicy@islington.gov.uk

Islington Local Plan Proposed Submission (Regulation 19)

Thank you for consulting Theatres Trust on the above set of documents. We also submitted representations at previous stages of public consultation.

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'.

Comments:

Soundness

We consider the plan has been positively prepared and is justified.

In terms of effectiveness and consistency with national policy we are broadly in agreement that it would enable sustainable development insofar as matters related to our remit are concerned although we consider there is scope for enhanced compatibility. Our comments are set out below which outline parts for further amendment.

Local Plan - Strategic and development management policies

Policy SP6: Finsbury Park

We remain supportive of this spatial policy, in particular parts G., H. and I and M.

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

Policy SP8: Highbury Corner and Lower Holloway

Similarly we are supportive of this policy and in particular the explicit reference within part E. to protecting the Garage and Union Chapel venues.

Policy R1: Retail, leisure and services, culture and visitor accommodation

We support the strong protection for existing facilities and support for venues expressed through parts L to P. There is a strong range of cultural facilities and venues across Islington including a number of theatres, some of which have been referenced within paragraph 4.76. Paragraph 4.80 requires cultural and night time economy uses to be within the CAZ, Town Centres or Cultural Quarters. This is a requirement that is not present within the policy itself and conflicts with Policy R3. We consider that such inflexibility is inappropriate as theatres and other cultural facilities can successfully operate in non-town centre locations particularly at a smaller and community scale without compromising the viability of nearby centres. We therefore recommend this text is removed.

Policy R3: Islington's town centres

We previously wrote in support of this policy, this remains the case.

Policy R9: Meanwhile/temporary uses

We welcome that this policy has been amended in line with our previous recommendation.

Policy R10: Culture and the Night Time Economy

We support the strength given to protecting facilities from loss but this policy continues to be in conflict with Policies R3 and R9 as it restricts cultural uses to the CAZ and Town Centres whereas other policies afford greater flexibility in certain circumstances. This policy should be amended to remove reference to "must be located" and instead insert "should be located" or "must be located....unless the tests set out in Policies R3 or R9 are met". As well as being in conflict, this policy could also undermine the objectives of Policy R9. We previously recommended further strengthening of evidence requirements to justify loss and we are pleased this policy has been amended accordingly.

Policy R11: Public Houses

We continue to support this policy.

Policy DH5: Agent-of-change, noise and vibration

We support this policy, and particularly welcome reference to Deeds of Easement being in place within part C.

Islington Local Plan Site allocations

AUS11: Collins Theatre, 13-17 Islington Green

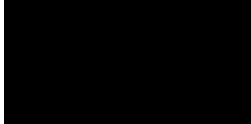
We continue to support the inclusion of this site allocation and welcome that it refers applicants to the Trust.

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I hope these comments prove useful, and look forward to continued engagement as the Plan progresses through examination. We would be keen to make representations at Examination in Public either in support of matters raised in these comments or to seek amendment where indicated unless our concerns have been addressed in the meantime.

Please do not hesitate to contact the Trust should you wish to discuss this representation in greater detail.



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