

JD/P5154
10 December 2013

Mark James Price
Planning and Heritage Advisor
The Theatres Trust
22 Charing Cross Road
London WC2H 0QL

Dear Mr Price

Riverside Studios and Queens Wharf, Crisp Road, London W6
Application Refs.: 13/03799/FUL & 13/03800/CAC

Further to our recent telephone conversations, I am writing to you on behalf of the Applicant Mount Anvil, to respond to your concerns raised in your letter dated 9th December 2013 to the Council with regards to the above application.

We understand that the Theatres Trust does not object to the applications in principle PROVIDED THAT sufficient further information is provided about the detailed design of the arts component of the applications before commencement of development to demonstrate that the proposed redevelopment will provide a satisfactory multifunctional replacement facility that will meet the requirements of a modern arts centre within the catchment area.

We would be grateful if you would review the following which we hope will overcome your concerns and enable you to withdraw your objection.

Recommendations:

1. A planning condition is imposed in the following terms (or similar) to address the issue of detailed design:

"Prior to commencement of development of the replacement arts & entertainment facility details of the basement, ground and first floor layouts identifying the flexible theatre, performance/TV studio spaces and cinema shall be submitted to and approved in writing by the local planning authority acting in consultation with The Theatres Trust. The development shall be completed in accordance with the approved details unless otherwise agreed in writing by the local planning authority."

2. That the Riverside Trust be a party to the Section 106 Agreement which agreement shall include the following wording (or similar) to address the issue of use by the Riverside Trust:

"The Riverside Trust is a registered charity (Charity Number 287848) regulated by the Charity Commission. The Commission ensures that Trust achieves its Aims, provides Public

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Benefit and maintains Governance that is appropriate and effective.

AIMS

The provision of facilities for recreation and other leisure time occupation for the public and in particular people who live or work in the area of Greater London. Such provision is in the interests of their social welfare within the meaning of the Recreational Charities Act of 1958.

PUBLIC BENEFIT

The Arts Community and the public who attend theatre and cinema performances or those who come to see our exhibitions, eat or drink in our Cafe/Bar, River Terrace or Film Café.

GOVERNANCE

There are regular meetings of The Riverside Trust Board of Directors who take advice from legal advisers and auditors. The Trust operates a financial policy that uses commercial revenue generated from television, catering and office facilities to support its arts provision. The Trust regularly reviews its activities to ensure that it continues to achieve its stated Aims and provides Public Benefit."

Further details

Your letter also raised several queries, which we wish to respond to as follows:

An Acoustic Report (dated 5 September 2013) has been prepared by RBA Acoustics and submitted with the planning application. The Council will impose conditions to ensure acoustic performance of the building and any mitigation between the Riverside Trust demise and the residential element of the scheme is sufficient to ensure proximity and compatibility between the uses. We trust you will agree this is a matter for the local planning authority to determine the adequacy of the noise assessment.

In support of the application a financial viability report was submitted with the planning application on a confidential basis and that this report assesses the viability of the development as a whole, including the delivery of the arts component. It is a matter for the local planning authority to determine whether the development provides the maximum reasonable amount of affordable housing and other planning contributions having regard to its viability.

The developer is providing Riverside Trust with new premises in a shell and core state, to include state of the art acoustic treatment for the arts spaces. The new facilities will be handed over to the Trust to carry out internal fit out only. In relation to funding for the fit out, the developer is making a substantial financial contribution to Riverside Trust to facilitate the fit out of their premises. The payment from the developer is sufficient to get the arts facility open to the public. The developer and Riverside Trust have worked together to ensure that this is the case.

It may be that Riverside Trust seek additional funding from other sources – such as the Arts Council – to further enhance their facilities in addition to the theatre offering. Riverside Trust are granted a long lease on day 1 of the development so they are taking the space. This lease will have significant value and its existence from the beginning of the development will assist Riverside Trust in raising any additional funding that they may require in the future.

The actual documentation between the developer and Riverside Trust is commercially confidential.

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Finally we can only apologise that the Theatres Trust was not notified by the Council, however we trust that no prejudice has been incurred and we are grateful that your proactive approach has enabled the Trust to comment in its role as Statutory Consultee. Accordingly, and in accordance with Article 16(6)(b) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO), we would be grateful if the Theatres Trust can acknowledge that the local planning authority is not required to wait a further 21 days before determining the applications.

We hope that the Theatres Trust is now satisfied that sufficient information has been provided with the applications to determine the acceptability of the proposed arts component in principle. As indicated above, The Applicant and Riverside Trust would welcome the welcome the opportunity for the Theatres Trust to remain involved in discussions about detailed design proposals for the arts and entertainment facility with the local planning authority.

Please do not hesitate to contact us if we may be of further assistance.

Yours sincerely



Jan Donovan
Rolfe Judd Planning Limited

cc N Leatherby Mount Anvil
W Burdett Coutts – Riverside Studios
M Butler / A Nowak – LBH& F Council