

Ref.: TC/2012

22 January 2018

Ms Janet Filbin
Planning Services
Burnley Borough Council
Town Hall
Burnley
BB11 2DT

Dear Ms Filbin,

Empire Theatre, 118 St James's Street, Burnley, BB11 1NL

Application Ref.: APP/2017/0386 & APP/2017/0387

I write regarding the revisions to the above planning and listed building applications for the change of use of the Empire Theatre's foyer at 118 St James's Street to a café/ bar (Class A3/ A4), and for associated alterations.

The Trust welcomes the removal from the applications of the disputed 'bridge link building' between the main theatre and the foyer building at the application site. On the basis of a permanent change of use, we maintain our **OBJECTION** to the applications for the reasons set out in our previous letter of 31st August 2017. However, a **temporary permission is acceptable** in principle so as to safeguard the building for beneficial cultural uses in the long term.

This is particularly important in light of the forthcoming Burnley Town Centre Masterplan, for which we see the Empire Theatre as representing a unique and significant opportunity to contribute to the town's economy and leisure offer and act as a catalyst for further town centre growth and to improve the social and cultural wellbeing of the local community. The new Burnley Local Plan (Proposed Submission Document with Tracked Changes) also highlights a lack of entertainment uses meaning a narrow night time economy within Burnley town centre. There remains a viable proposition for re-use of the Empire as a cultural venue for which partnership discussions are ongoing.

We understand that the applicant has committed to maintaining the potential for access between 118 St James's Street and the main theatre building which is welcomed. This is vital, and we would advise that a condition to this effect be attached to the planning permission.

We also request that a condition of the Listed Building Consent makes clear that significant architectural features within 118 St James's Street must remain in place.

Theatres Trust

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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

Please contact us if we may be of further assistance.

Regards,

A handwritten signature in black ink, appearing to read "T. Clarke", on a light-colored background.

Tom Clarke
National Planning Adviser