

Protecting theatres for everyone



Ref.: TC/2197

17 January 2019

Alison Stockdale
Economy and Place Directorate
West Offices
Station Rise
York
YO1 6GA

By e-mail: planning.teamenquiries@york.gov.uk

Application: 18/02811/FUL

Site: York Property Suites Limited 9 King Street York YO1 9SP

Proposal: Erection of five storey single dwelling following demolition of existing building

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'.

Comment:

Thank you for consulting Theatres Trust regarding this application. The proposed development is on a site adjacent to the rear of the Grade II listed Grand Opera House.

We acknowledge from the outcome of previous applications that residential use is considered acceptable in principle and has been previously permitted at the site. There is also residential use within some surrounding properties. Our primary concern is ensuring this development does not undermine or compromise the operations of the Grand Opera House as a result of complaints from new residents leading to harmful restrictions. There is because there is some potential for acoustic breakout from the theatre and a need for late night servicing associated with the removal/delivery of sets and equipment.

The theatre is a key component of York's cultural provision and provides tremendous benefits to the city. It supports the cultural well-being of local people, boosts health and vitality of the wider city centre and surrounding businesses, and to helps draw in visitors. The NPPF (2018) is clear that planning decisions should guard against the loss of valued facilities and services (paragraph 92) and support for social and cultural well-being is one of the three over-arching

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591

F 020 7836 3302

E info@theatrestrust.org.uk

W theatrestrust.org.uk

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

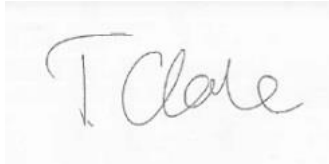
The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

objectives underpinning sustainable development.

Where there may be conflict between new and existing uses, national policy articulated through paragraph 182 of the NPPF puts the onus on new development to mitigate its impacts and ensure effective integration. Therefore we insist that Condition 7 from permitted application 17/01591/FUL requiring the building to achieve appropriate noise attenuation is replicated should this proposal be recommended for approval. This issue is even more critical on this occasion given the site is to be a permanent residence rather than short-stay accommodation. We would also recommend a condition requiring submission of a demolition and construction management plan which meets the approval of the Grand Opera House and Theatres Trust. This is to ensure that disruptions to performances from noise or vibrations associated with building works can be avoided.

Please contact us if we may be of further assistance or if you wish to discuss these comments in greater detail.

A handwritten signature in black ink that reads "T Clarke". The signature is written in a cursive style with a large initial 'T'.

Tom Clarke MRTPI
National Planning Adviser