

Protecting theatres for everyone



Ref.: TC/2162

29 January 2019

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CT16 3PJ

By e-mail: developmentcontrol@dover.gov.uk

Application: 18/01395

Site: Regent & Land Adjacent to Time Ball Tower, Beach Street, Deal, CT14 7BP

Proposal: Change of use and conversion to a mixed use comprising of a 2no. 100 seat cinema (Use Class D2) with 114-seat cafe/bar area (Use Class A3/A4), re-landscaping of public space fronting the Time Ball Tower and erection of a single storey side extension and outside terraced area for tables and chairs with glass balustrade to front and side, replacement windows and doors, infill glazing to first floor front/side elevation, block up 3no. windows to rear, erection of 3no. poster panels to rear and 6no. poster panels and fire escape door to side, 2no. ventilation louvers to rear, installation of satellite dish and extraction flue and re-painting of exterior.

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:

The Regent initially operated as a theatre for live performance before being converted into a cinema. Therefore it can be considered to fall within our remit as a statutory consultee. It has latterly been used as a bingo hall, but has been vacant for around ten years. We welcome proposals to return it to active use as a cultural facility for Deal.

The Regent occupies a prominent site fronting the beach within the Middle Street Conservation Area and designated town centre, adjacent to the Grade II listed Time Ball Tower. We consider the proposed design and restoration to be sensitive to the building's historic character and will help enhance the building's setting. The provision of a new café/bar will help activate that section of Beach Street and draw more visitors to the area which should help benefit surrounding businesses and the overall strength and vitality of the town centre. Paragraph 92 of

Theatres Trust

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

the NPPF (2018) also seeks planning decisions to plan positively for the provision of community facilities which includes cultural facilities.

Therefore in conclusion we **support** this proposal and **recommend the granting of planning permission.**

Please contact the Trust should you wish to discuss this response 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