

# Protecting theatres for everyone



Ref.: TC/1059

15 October 2020

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By e-mail: [planning@pendle.gov.uk](mailto:planning@pendle.gov.uk)

**Application:** 20/0518/OTD

**Site:** Linden Business Centre Linden Road Colne Lancashire BB8 9BA

**Proposal:** Prior Notification Office Use Class (B1(a) to Dwellinghouses Use Class (C3):  
Conversion of B1 offices to 20 flats. retain 21 parking spaces, retain office to ground floor and theatre store to first floor.

## 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:

This application for Prior Approval has just come to the attention of the Trust following receipt of an automatically generated key-word notification from Public Access.

Whilst we do not object to the granting of Prior Approval for conversion of the Linden Business Centre as a whole to residential use, we object to the proposal as currently submitted because it lacks an assessment of the impact of noise as set out within part (d) of paragraph O.2 of Class O of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016. The Order was further amended in 2020.

An assessment of noise impacts is important as the site adjoins The Muni which is a valued cultural and social asset for Colne and in particular the submitted plans show that Apartments 12 and 19 would be directly adjacent to the main hall. Therefore there is a risk that noise and vibrations from the Muni could compromise the living conditions of future residents, but also that

### Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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**Chair** Tim Eyles **Director** Jon Morgan

**Trustees** Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Simon Ricketts, Jane Spiers, Truda Spruyt, Katie Town

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## Protecting theatres for **everyone**



the operations of the Muni could be restricted should complaints be made. There have been a number of conflicts of this nature which helped result in the introduction of paragraph 182 of the NPPF (2019) and consideration of noise impacts becoming a criteria of Prior Approval.

Therefore we urge that an acoustic assessment is carried out by the applicant and for it to be demonstrated that sufficient noise mitigation would be in place to prevent conflict, or that the layout of the scheme is redesigned to provide a buffer between the Muni and any new residential units. In the meantime Prior Approval should not be granted.

Please contact us should you wish to discuss these comments further.

A handwritten signature in black ink that reads "Tom Clarke". The signature is written in a cursive, slightly slanted style.

Tom Clarke MRTPI  
National Planning Adviser

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