

Protecting theatres for everyone



Ref.: TC/1849

05 February 2021

Miss C Johnson
Planning department,
PO Box 17,
Corporation Street,
Blackpool
FY1 1LZ

By e-mail: planning@blackpool.gov.uk

Application: 20/0784

Site: 84-94 CHURCH STREET AND 1-3 ABINGDON STREET, BLACKPOOL, FY1 1HP

Proposal: Erection of a part three, part four and part five storey building ,including commercial and residential basement storage, comprising ground floor retail, restaurant and betting shop (Use Classes E and sui generis) fronting Church Street and Abingdon Street and 19 self contained (Use Class C3) on the upper floors accessed from Abingdon Street with associated refuse storage accessed from Back Church Street, following the demolition of existing buildings.

Remit:

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 the Trust regarding this application. We have been notified about this site because it is adjacent to the Winter Gardens complex which includes the Opera House, Pavilion Theatre and Empress Ballroom. The Winter Gardens are statutorily Grade II* listed and sit within the Town Centre Conservation Area. Additionally the development is also within the setting of the Grade II* listed Grand Theatre.

We were consulted on a previous application for this site in early 2020 to which we objected on the basis of design and height negatively impacting the setting of the Winter Gardens and to a lesser extent the Grand.

We had no objection to the principle of redeveloping this site or to the residential use citing low architectural merit which made no positive contribute towards the character of the conservation

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 **E** info@theatrestrust.org.uk **W** theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

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

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area and the setting of the Winter Gardens. We assessed that there was sufficient separation for there to be no conflict with the Winter Gardens' theatres and cultural uses in terms of noise complaints. These matters remain the case.

Our objection was purely on height and design. On this revised proposal the proposed height has been reduced. We now consider this to be appropriate to the surrounding context, and note the comments of Historic England who have also removed their objection.

On that basis we similarly raise no objection to this development.

Please contact us should you wish to discuss this representation in further detail.

Yours sincerely,

Tom Clarke MRTPI
National Planning Adviser

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