

Protecting theatres for everyone



Ref.: TC/2163

19 April 2022

Mrs N Osler
Borough Council of King's Lynn and West Norfolk
Kings Court
Chapel Street
King's Lynn
PE30 1EX

By e-mail: borough.planning@west-norfolk.gov.uk

Application: 22/00509/F

Site: Princess Theatre 13 The Green Hunstanton Norfolk PE36 5AH

Proposal: Replacement roof covering, eaves and gutters

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 on this application at the Princess Theatre, which seeks to replace the building's roof with associated guttering and fascia works.

The Princess opened in 1932 as the Capitol Cinema and was equipped for occasional live performance use. It is a non-designated heritage asset and according to our records has some local significance due to its construction in local Norfolk carstone with the largest gable wall of this material in existence. For a period in the late 1960s and early 1970s it was closed but in 1974 briefly re-opened before being converted for bingo use. This itself was unsuccessful and a further period of vacancy occurred before the Council purchased it in 1981 and re-opened it as a theatre and re-named it to the Princess after the Princess of Wales; she attended pantomimes from nearby Sandringham. It was extended in the late 1990s to enhance its front of house provision including an all-day bar/restaurant which has a large terrace overlooking the sea. It remains in theatre use with occasional film screenings, a reversal of its original role.

The Princess is Hunstanton's only theatre and is an important cultural and social asset for the town and its surrounding communities, providing local people with access to the arts as well as

Theatres Trust

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Chair Dave Moutrey **Director** Jon Morgan

Trustees Paul Cartwright, James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Richard Johnston, Gary Kemp, Lucy Osborne, 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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contributing to the wider tourist offer. It has a busy and diverse programme of cinema, live music, comedy and theatre. Paragraph 93 of the NPPF seek planning decisions to plan positively for facilities of this nature.

It is proposed that the current slate roof covering will be removed and replaced with seam insulated roof panels of similar colour, which it is stated will improve acoustic performance and it is to be assumed will also offer improved insulation and energy efficiency. Alongside this will be like-for-like replacement of rainwater goods and replacement fascias. We welcome efforts to invest in the building and its maintenance. We also note the use of contrasting building and roofing styles around the theatre including the use of modern materials and do not consider this change will undermine its setting within the conservation area.

Therefore we are supportive of the granting of planning permission.

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

Tom Clarke MRTPI
National Planning Adviser

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