

# Protecting theatres for everyone



Ref.: TC/9006287

23 December 2022

Adele Stewart  
Development Management

**Applications:** 22/80810/FUL

**Site:** Former Crown Bingo Hall Church Street Eccles Salford M30 0LZ

**Proposal:** Variation of condition 2 (approved plans) attached to planning permission 16/68464/FUL and 16/68465/LBC (Part demolition of existing building and construction of an eight storey side and rear addition comprising 82 apartments, commercial unit (Use Classes A1, A2, B1, D1 and D2) measuring 178 square metres and car and bicycle parking)

## **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 Theatres Trust on these variations to the previously approved application for part demolition and conversion of the former Crown Theatre, later a bingo hall. The application form states this is for the purpose of value engineering, compliance with regulations and to reduce impact on the historic fabric.

No further information has been supplied other than the elevation drawings and floorplans to detail these changes or to provide analysis and justification from a heritage perspective.

It appears that the proposed decorative wrought iron canopy railings have been replaced with a modern-looking alternative. Similarly the circular windows to upper levels were previously sashed, which appears to reflect historic images of the theatre, and these have also been removed. These cause further harm to the appearance and character of the building as a designated heritage asset so should be appropriately justified to demonstrate they are necessary in operational or regulatory terms rather than simply being a lower-cost option.

The floorplans are also altered from the approved plans and suggest the previous floorspace for community uses (previously D1/D2 but now F1/F2) has been lost to a larger retail unit and new location for the lobby to residential units. This is a concern because our removal of objection to the original applications for planning permission and listed building consent were partly

## **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

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predicated on provision of floorspace for community uses. We have no objection in principle to a revised layout but would object to loss of community provision.

In conclusion we recommend that the issues we have raised are revised and/or further clarified.

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

Tom Clarke MRTPI  
National Planning Adviser

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