

# Protecting theatres for everyone



Ref.: TC/621

02 February 2023

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By e-mail: [development.control@dudley.gov.uk](mailto:development.control@dudley.gov.uk)

**Application:** P21/1505/C1

**Site:** Former Hipporome and adjacent land and buildings, Castle Hill, Dudley

**Proposal:** Discharge of Condition 23

## **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 this application to discharge Condition 23 of permission reference P21/1505 at the Hippodrome.

We note that Condition 23 is split into three sections; part A requires submission of a Written Scheme of Investigation (WSI) for approval in consultation with ourselves and Historic England. This is to contain details of the programme of historic building recording works. It is this part that has been submitted for discharge. Part B is for implementation of part A and Part C for completion and submission of historic building recording prior to demolition and development. These must therefore be discharged at a later date. As such the application description must be amended accordingly to make clear only Part A of Condition 23 is to be discharged at this time.

With regards to the submitted WSI we approve of the document and its contents. In terms of its historical research and specialist advice section we welcome engagement of a specialist consultant who both works with ourselves and has compiled a publication on theatres of the interwar period for Historic England. Similarly we also welcome use of the repository of information held by local groups, historians and enthusiasts.

## **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL  
T 020 7836 8591 E [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) W [theatrestrust.org.uk](http://theatrestrust.org.uk)

**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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## Protecting theatres for **everyone**



We support the methodology for photographic recording, noting in particular paragraph 3.1.11 which states the importance of photographs as a way of capturing large amounts of information. We are therefore alarmed to have been alerted to a much more substantial strip of the building during asbestos removal works than had been anticipated, and that evidently no opportunity was given to survey decorative plasterwork and other historic and potentially significant features prior to this. Aside from this making it impossible to deliver on the stated methodology and depriving current and future generations of information on what was a valued facility and building of local cultural and heritage significance, it would appear to be a breach of planning permission through breach of condition. Failing to ensure full compliance with conditions can constitute an offence under section 187A(8) and (9) of the Town and Country Planning Act 1990.

In conclusion we consider the WSI to be of appropriate detail and methodology and would therefore support partial discharge of Condition 23 in relation to part A. We would reiterate that only that part of Condition 23 can be discharged at this stage, and we expect for action to be taken to remedy the breach of condition arising from extensive internal strip-out.

Please do not hesitate to contact us should you wish to discuss these comments further.

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

Tom Clarke MRTPI  
National Planning Adviser

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