

Protecting theatres for everyone



Ref.: TC/2305

17 March 2023

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Planning & Strategy
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By e-mail: planning@edinburgh.gov.uk

Application: 23/00247/LBC & 23/00275/FUL

Site: Playhouse Theatre 18 - 20 Greenside Place Edinburgh EH1 3AA

Proposal: Erection of external flue.

Remit:

Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1978 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in Scotland through The Town and Country Planning (Development Management Procedure) (Scotland) Regulation 2013, 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:

These applications for listed building consent and planning permission have come to the attention of the Trust because they are seeking to install an external flue at the Playhouse. They have been submitted alongside further applications for installation of roof access windows and stonework cleaning and repairs to which we have commented under separate cover.

The Playhouse is a Category A heritage asset reflecting its national importance and architectural significance as what was the largest cinema in Scotland and the fourth largest in the UK. It was designed by specialist and renowned architect John Fairweather. Few cinemas or theatres either in Scotland or across the wider United Kingdom are designated at the highest level of grading. It is located within the New Town Conservation Area and Old and New Towns of Edinburgh World Heritage site. The Playhouse is the current largest theatre in the UK and therefore a major cultural asset for Edinburgh, attracting major international touring shows which helps draw people into the city.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL
T 020 7836 8591 E info@theatrestrust.org.uk W 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

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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The flue will be installed to the south-west elevation, a more utilitarian part of the building where there is the presence of existing pipes and servicing. This area can be considered of less significance relative to the building's importance as a heritage asset, and its enclosed nature makes it more suitable for such apparatus to avoid harm to wider setting within the Conservation Area and World Heritage Site. It will be painted to match existing pipework and is necessary for the ongoing maintenance and conservation of the Playhouse.

Therefore we are supportive of the granting of listed building consent and planning permission for this work.

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

A handwritten signature in black 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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