

Protecting theatres  
for **everyone**



Ref.: TC/1841

21 September 2023

Planning Services  
Leeds City Council  
Merrion House  
110 Merrion Centre  
Leeds  
LS2 8BB

By e-mail: [planning@leeds.gov.uk](mailto:planning@leeds.gov.uk)

**Application:** 23/04910/LI

**Site:** Grand Theatre 46 New Briggate Leeds LS1 6NU

**Proposal:** Listed Building application for installation of a new floor consisting steel beams supporting a concrete slab with A252 mesh, with pre-cast concrete padstones with an end bearing of 215mm, removal of the existing timber t+g floor and beams, installation of new PFC columns fixed to existing masonry wall with flat steel bars and bolts, all at 1200mm vertical centres and new RSA fixed to UB steel beam at top of PFC columns

**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'.

**Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://theatrestrust.org.uk) **Twitter** @TheatresTrust

**Facebook** @theatres.trust **Instagram** @TheatresTrust

**Chair** Dave Moutrey OBE

**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

**Comment:**

This application for listed building consent has come to the attention of Theatres Trust because it is seeking alterations at the Grand Theatre, specifically to install a new within the theatre's scene dock to replace its existing timber floor and beams along with related alterations and insertions. This is part of a wider programme of maintenance and upgrading of the theatre for which there have been a number of recent applications for listed building consent.

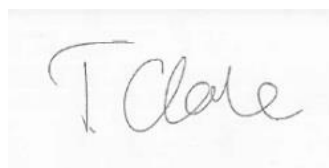
The purpose of these works is to support higher loads associated with modern sets and equipment in order for the Grand to continue to receive the biggest and most popular productions, as well as meet current regulations. There will also be strengthening works to the walls to help conserve the building into the future .

Whilst loss of fabric is regrettable, in principle we can support this proposal. Similar applications have come forward in recent years at other historic theatres. It is important that theatres are able to attract and retain the shows which their audiences expect, ensuring they remain active and viable into the future.

However, there is no assessment of the significance of the timber floor. Neither is there any appraisal of options for retention of the existing flooring, for example flooring over the top as is simultaneously proposed under a different application covering a painting room, and why this is not be possible.

As such we would currently be unable to support the granting of listing building consent until further information and analysis is provided through a strengthened Heritage Statement.

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



Tom Clarke MRTPI  
National Planning Adviser

**Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://theatrestrust.org.uk) **Twitter** @TheatresTrust

**Facebook** @theatres.trust **Instagram** @TheatresTrust

**Chair** Dave Moutrey OBE

**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