

Protecting theatres for everyone



Ref.: TC/2060

10 February 2022

Mr Patrick Hopwood
Lancaster City Council
Development Management
PO Box 4
Town Hall
Lancaster
LA1 1QR

By e-mail: dcconsultation@lancaster.gov.uk

Application: 22/00055/LB

Site: Morecambe Winter Gardens 209 Marine Road Central Morecambe Lancashire LA4 4BU

Proposal: Listed building application for the installation of zinc flashings and gutters, and three replacement rooflights

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:

This application for listed building consent has been brought to the attention of the Trust because it relates to alterations at the Winter Gardens, a Grade II* heritage and cultural asset. It is a priority building for the Trust as it is on our Theatres at Risk register as well as Historic England's Heritage at Risk register. We are supportive of efforts by the Morecambe Winter Gardens Preservation Trust Limited to restore and fully reopen this important building for Morecambe.

The building has suffered from a number of thefts from its roof and guttering which has contributed to water ingress and deterioration of its fabric. As noted within supporting documents this has partly been addressed by a number of repairs and interventions which have rectified immediate challenges but have not necessarily been sensitive to the building's character and significance.

The Preservation Trust have been awarded grant funding to carry out a more holistic and appropriate programme of repairs and replacements to help safeguard this asset. The approach

Theatres Trust

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

Interim Chair Katie Town **Director** Jon Morgan

Trustees Paul Cartwright, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt

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

Protecting theatres for **everyone**



is to utilise zinc rather than the traditional lead for guttering and flashings in order to deter further theft and damage. We are supportive of this, because although it results in some harm to original character this is mitigated by the public benefit of helping to preserve the asset and overwhelmingly it is being carried out in areas that are less sensitive and not in public view. Timber and slate roof repairs are being carried out on a like-for-like basis, and roof lights are also being replaced.

Therefore we are supportive of the granting of listed building consent.

Please contact us should you wish to discuss these comments in further detail.

A handwritten signature in black ink that reads "T Clarke".

Tom Clarke MRTPI
National Planning Adviser

Theatres Trust

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

Interim Chair Katie Town **Director** Jon Morgan

Trustees Paul Cartwright, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt

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