

Protecting theatres for everyone



Ref.: TC/2295

30 August 2022

Mr K Robinson
Development Management
Redcar and Cleveland Borough Council
Kirkleatham Street
Redcar
TS10 1RT

By e-mail: planning_admin@redcar-cleveland.gov.uk

Application: R/2022/0644/OOM

Site: FORMER EMPIRE THEATRE, DEEPDALE ROAD, LOFTUS, TS13 4RS

Proposal: OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR DEMOLITION OF EXISTING BUILDING AND REPLACE WITH RESIDENTIAL DEVELOPMENT FOR 20 NO 1&2 BED APARTMENTS AND ASSOCIATED 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:

This outline application has come to the attention of the Trust because it seeks demolition of the former Empire Theatre and a replacement residential development. We have not been directly notified. We submitted comments on the previous proposal for this site in January 2016.

The Empire was built as a cine-variety theatre and opened in 1911 as the Empire Palace of Varieties. It was subsequently rebuilt and enlarged in 1937, renaming to the Empire Theatre. Architecturally it is of plain design with corrugated roof and brick walls. The steep slope of its site gave the auditorium greater height than appears from the street and a deep rake, its seating designed on a stadium principle with steeply-stepped rear stalls and a gentler rake to the front. It was equipped with a stage and slightly raised tower. Like many theatres and cinemas it converted to bingo use in the late 1950s but then reverted to a cinema in 1977. Six years later this closed and was then used for storage. It has been vacant and in an increasingly deteriorated state for a number of years.

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

Protecting theatres for **everyone**



We understand this building to be in poor condition internally and despite its age is also of little architectural or theatrical merit. We note the Cinema Theatre Association have previously raised no objections to redevelopment. There have been permissions for this site going back to 2007. As with our previous comments we do not object to demolition or loss of this facility if the Council remains satisfied there is no realistic need or prospect of it being returned to cultural or community use.

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