

# Protecting theatres for everyone



Ref.: TC/1894

25 January 2023

Tony Mitchell  
Planning  
Strategic Development Directorate  
Manchester City Council  
P O Box 532  
Manchester  
M60 2LA

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

**Application:** 135728/LO/2022

**Site:** Palace Theatre Oxford Street Manchester M1 6FT

**Proposal:** Listed building consent for the erection of a scaffold stair tower to facilitate works at roof level.

## 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 application for listed building consent has come to the attention of the Trust. It is seeking to install a stair tower for a temporary period to facilitate roof works which supported previously. We have also been consulted and are commenting under separate cover on revisions to that scheme.

These stairs will be erected to the theatre's north-west elevation. They are needed to provide a direct means of access for contractors to avoid use of public areas and disruption to shows and other activities. We note that upon removal any damage from removed fixings will be filled and made good. There may be merit in this being conditioned.

As a temporary installation this will not cause lasting harm to the character and significance of the Palace as a designated heritage asset, and the north-west elevation can be considered to be less sensitive. The proposal will facilitate works which deliver public benefits as set out previously which further mitigates any less than substantial harm whilst the stairs are in place.

## 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

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**



Therefore we support the granting of listed building consent.

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

**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

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