

Protecting theatres
for **everyone**



Ref.: TC/2305

21 June 2023

Planning & Strategy
City Development
The City of Edinburgh Council
Business Centre G2
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

By e-mail: planning@edinburgh.gov.uk

Application: 23/02422/LBC

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

Proposal: Installation of replacement windows.

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:

This application for listed building consent has come to the attention of Theatres Trust because it is seeking the replacement of windows at Edinburgh Playhouse.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** 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

Protecting theatres for **everyone**



We welcome efforts by theatre owners and operators to invest in the repair and maintenance of their buildings, particularly in this case given the very high significance of the Playhouse as a heritage asset. The Trust has commented on other recent applications in this regard. These works relate to works to windows which are in need of replacement.

The windows affected are to the south-west (Upper Greenside Lane), north-east (Greenside Lane), and south-east (Marshall's Court) elevations. They are in a deteriorated condition and have had previous repairs and elements replaced. A list of specific defects is set out within the Heritage Statement. Some photographic evidence has been provided.

Whilst loss of fabric is regrettable, we concur with the applicant's assessment of these windows being in less sensitive locations and of repair being impractical due to condition and logistical challenges in accessing the windows externally to carry out the works and to undertake ongoing upkeep. We therefore support their approach of installing replacement heritage aluminium frames in these locations which will also improve energy efficiency. In turn we are supportive of the granting of listed building consent.

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 **Website** 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