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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

Application: 23/04828/LI

Site: Grand Theatre 46 New Briggate Leeds LS1 6NU

Proposal: Listed Building Application for installation of a new steel floor above the existing timber paint room floor, with pre-cast concrete padstones. new perimeter PFC to be installed to the external walls for the new steel floor, M12 bolts to be fixed to the perimeter PFC and through the external leaves of masonry, steel plates to the external elevation on Harrison Street to protrude out 10mm from the face of the brickwork, to be installed to the end of the long bolts, CHS to be installed to the underside of the existing timber floor to tie-in the timber beams to the external walls, replacement of existing window and door timber lintels with new pre-cast concrete/steel lintels installed, Heli-bars and Cintec reinforcement anchors to be installed where cracks have appeared in the masonry walls, re pointing existing walls with mortar to match existing, existing fitting to the roof void area to be removed and the existing wheel pulley fittings are to be kept and secured properly as a heritage asset in the paint room

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

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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

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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

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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 Theatres Trust because it is seeking alterations at the Grand Theatre, specifically to install a new steel floor above the timber floor to the theatre's Paint Room to meet modern regulations and safety standards, along with related repairs, structural work and repointing. This will also see some minor external alteration for the installation of PFCs to support the new flooring. 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 new flooring will provide a higher loading capacity than is offered by the existing timber floor, and similarly new lintels above door and window openings will replace existing timber lintels again to comply with current standards and withstand the loads placed on it. Repointing and reinforcement of masonry will help conserve the building into the future. This is something which we could support.

However, these works will also see apparently redundant fittings removed with suggestion these could be retained and stored. There is no further information or analysis of this machinery and its significance and why it must be removed, or of the significance of the paint room itself. There is the potential for the room and these fittings to be of high significance, as there are relatively few remaining paint rooms particularly directly within theatres. Of those that remain a number have been heavily altered. A survey of painting rooms carried out by the Association of British Theatre Technicians (ABTT) captures this example.

We recommend that further information on this aspect of the proposal is submitted and for consideration of the fittings being retained in situ. Depending on the outcome of this if removal is necessary there may be a need for removal to be conditioned, and for equipment to be properly labelled with its storage location identified.

The Heritage Statement notes that the designs have been informed by the theatre's management along with local conservation officers. Given Theatres Trust's specialist knowledge and experience of theatre buildings, we recommend that the Council's

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officers engage with us on matters such as this and involve us at pre-application stage. We would also be keen to advise the applicant and their consultants.

As such we would currently be unable to support the granting of listing building consent until further information is provided to appropriately describe and analyse significance and to justify the proposed approach.

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