

Ref.: TC/9006029

02 April 2024

Alice Johnson
Planning & Public Protection
Hove Town Hall
Norton Road
Hove
BN3 3BQ

By e-mail: planning.consultation@brighton-hove.gov.uk

Application: BH2023/03367

Site: Little Theatre 9 Clarence Gardens Brighton BN1 2EG

Proposal: Erection of single storey rear extension incorporating external steps providing revised fire escape and associated works.

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 planning permission has come to the attention of Theatres Trust because it is seeking to construct an extension at Brighton Little Theatre.

Brighton Little Theatre is owned and operated by its members and volunteers. Its main auditorium has 71 seats and there is also a smaller studio. It was founded in

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 James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Lucy Osborne, Truda Spruyt, Katie Town

1940, which is also when the current building was acquired. Its programme consists of its own productions. Paragraph 97 of the NPPF (2023) seeks planning decisions to plan positively for facilities of this nature. The building can be considered to be a non-designated heritage asset within the Regency Square Conservation Area.

Like many small and amateur theatres, the Little Theatre would benefit from additional facilities for both audiences and performers. This proposal would result in a small extension which will go some way towards meeting those needs within the limited footprint available. There will be an increase in WCs from four to six, along with provision of an accessible WC which is particularly welcomed. There will be a slight increase in floorspace for the bar area, with a new counter serving as a box office. There will also be an additional dressing room which will also have a back of house WC.

We welcome this extension, as it will enhance the Little Theatre's facilities for its members and audiences. We consider the extension to be of appropriate design, and it will not have impact on the character and significance of the surrounding conservation area.

We therefore support the granting of planning permission.

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



Tom Clarke MRTPI
National Planning Adviser

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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