

Ref.: TC/2736

8 May 2024

Jas Bansil  
Dartford Borough Council  
Civic Centre  
Home Gardens  
Dartford  
DA1 1DR

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

**Application:** 24/00451/FUL

**Site:** The Orchard Theatre Home Gardens Dartford Kent DA1 1ED

**Proposal:** Installation of generator and security enclosure

**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:**

Thank you for consulting Theatres Trust on this application for planning permission at the Orchard Theatre. It seeks to install a generator and enclosure to the theatre's south-west corner adjacent to its loading bay.

The Orchard is an important arts and cultural asset for Dartford and its wider catchment. It has a strong theatrical programme with major touring productions, live

**Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://theatrestrust.org.uk) **Twitter** @TheatresTrust

**Facebook** @theatres.trust **Instagram** @TheatresTrust

**Chair** Dave Moutrey OBE

**Director** Jon Morgan

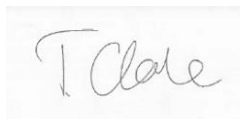
**Trustees** James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Lucy Osborne, Truda Spruyt, Katie Town

music, comedy and talks. It also offers conferences and other events and functions. As well as helping meet the cultural needs of local people it also draws visitors into the town centre, benefitting businesses and the local economy. Paragraph 97 of the NPPF (2023) seeks planning decisions to plan positively for facilities such as this. It is currently closed due to the presence of Reinforced Autoclaved Aerated Concrete (RAAC) within the theatre's roof construction. Works to rectify this are being progressed and we recently supported planning permission in that regard.

There is a need for this generator to support the venue's smoke extract as required by a fire strategy, providing power in the event of interruption. By its nature the generator will be utilised infrequently and its impact has been minimised through enclosure.

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