

Ref.: TC/98

26 July 2024

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By e-mail: development@iow.gov.uk

Application: 24/00937/LBC

Site: Shanklin Theatre Steephill Road Shanklin Isle Of Wight PO37 6AJ

Proposal: Listed Building Consent to replace 18 of the original steel Crittall windows in a timber subframe with galvanised steel and powder coated to match the existing

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 listed building consent at the Shanklin Theatre, which seeks to undertake works to replace a number of its original Crittall windows.

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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Director Jon Morgan

Trustees Vicky Browning OBE, Anna Collins, James Dacre, Suba Das, Liam Evans-Ford, Stephanie Hall, Annie Hampson, Tracy Ann Oberman, Lucy Osborne, Saratha Rajeswaran, Truda Spruyt, Michèle Taylor MBE, Katie Town

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It is stated the reason for replacing the windows is because they are, “showing various degrees of deterioration”. Photographs have been provided which show some degree of discolouration, rusting and flaking paint.

In line with Historic England guidance, and to minimise environmental impact, we encourage refurbishment and re-use as a first priority particularly given the historic significance of these windows which contribute to the theatre’s significance as a Grade II listed heritage asset.

If replacement is deemed necessary, this will be carried out on a like-for-like basis in terms of materials and overall design and appearance although some would be without opening casements, hinges and handles as these are not required. Justification has been provided, and we can support that approach.

However, we do not consider there to be sufficient explanation and justification within the Heritage Statement to demonstrate why replacement is necessary. It is not conclusive from the photographs that the windows are beyond reasonable repair.

We would therefore strongly encourage the applicant to further review their proposals. If retention and repair is not possible, this should be fully explained with a more thorough appraisal. This is consistent with our position on similar proposals at other theatres. We would be unable to support the granting of listed building consent without such information.

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

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