

Ref.: TC/653

2 May 2025

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**Application:** CHE/25/00235/VCON

**Site:** Pomegranate Theatre Corporation Street Chesterfield Derbyshire S41 7TX

**Proposal:** Variation of condition 2 (Approved plans) of CHE/21/00802/LBC for extensions and alterations

**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 to vary condition 2 of

**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

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**Chair** Dave Moutrey OBE

**Director** Joshua McTaggart

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

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consent reference CHE/21/00802/LBC at the Pomegranate Theatre. It seeks to amend some elements of that scheme which is extending, altering and refurbishing the building.

The applicant has provided a useful supporting document illustrating the proposed amendments.

To the Station Back Lane elevation the original plans saw redevelopment providing a net gain of two stories with rooftop plant. The ground floor with workshop and back of house servicing functions was to be rearranged with two levels of dressing rooms above and rooftop plant. Consultees raised some concerns on this element because it concealed historic fabric and features of interest including the large windows. The result of this amendment is that a floor of dressing rooms will be lost, assuming this still meets the theatre's needs we have no objection. There is some heritage benefit because the reduced height and massing means not so much of the original building will be obscured.

Related to that, there was previously a new door opening to the south of the stage house linking to the proposed second floor referenced above. This was to provide access to the fly floors and plant. Access will now be re-located to a different position, whilst this generates a low degree of less than substantial harm it is a less sensitive part of the building and suitable access for maintenance and repairs constitutes a benefit.

Towards the rear of the Corporation Street elevation an existing double-door was to be replaced with a powered entry double-leaf door to provide for better accessibility. It has been found that this is not technically possible due to insufficient width, therefore a single-leaf door will be installed. This will be of similar appearance to the one consented but will not have a letter box again due to technical limitations. This also generates a low degree of less than substantial harm but delivery of improved accessibility is a significant benefit in mitigation. The extension along this elevation was to incorporate thirteen windows, four of those will now be omitted. We have no objection to this design approach.

The original Corporation Street main entrance previously saw removal of later infill wall and top light and timber theatre signage above and installation of a new window and glazed brick stallriser and raising the head level of the opening. Due to discovery of a cast iron beam and decorative internal tiling that plan is now considered unviable and also generates additional heritage issues. This part has been redesigned and

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# Theatres fit for the **future**

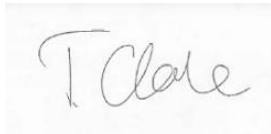
will retain the beam, reducing the height of the new window. We support this change as there are heritage benefits in retaining additional fabric. We encourage retention or possibly re-use of historic tiling.

The remaining alterations are relatively minor in nature and impact.

On that basis we can support permission being granted to vary this planning condition.

We continue to welcome investment into this theatre, and encourage further engagement and consultation should plans be further revised.

Please contact us if we may be of further assistance or should you wish to discuss these comments in further detail.



Tom Clarke MRTPI

National Planning Adviser

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