

Ref.: TC/2060

9 September 2025

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**Application:** 25/00909/VCN

**Site:** Morecambe Winter Gardens 209 Marine Road Central Morecambe Lancashire LA4 4BU

**Proposal:** Relevant demolition of former substation, erection of a part two/part three storey side extension, installation of replacement of windows, doors and stage door to rear elevation and widening of existing opening and installation of a new door to side elevation (pursuant to the variation of conditions 2 and 4 on approved application 24/00844/FUL to amend the design and materials of the extension)

## **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'.

## **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)

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**Chair** Dave Moutrey OBE

**CEO** Joshua McTaggart

**Trustees** Vicky Browning OBE, Anna Collins, James Dacre, 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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## Comment:


Thank you for consulting Theatres Trust on this application to vary conditions 2 and 4 of planning permission reference 24/00844/FUL at Morecambe Winter Gardens. This will revise the design and materials of the venue's new side extension.

As set out in our previous comments this project forms an important element of the wider masterplan which seeks to secure the future for this important venue and heritage asset, and facilitate its removal from Historic England's Heritage at Risk register and our Theatres at Risk Register. It will make parts of the Circle and Upper Circle accessible for the first time and provide additional WCs necessary to support a higher audience capacity.

In the consented scheme, the extension comprises brick with areas of corten cladding (such as the lift shaft) and perforated corten panels between windows to conceal vents. To reduce building costs to within available budget, under these revised plans the lift shaft will now be finished in brick to complement those across the wider extension. The corten panels will be replaced with louvred panels.

Subject to the acceptability of new brick samples we have no objections to the proposed amendments and support permission being granted for the variation of these two conditions.

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



Tom Clarke MRTPI

National Planning Adviser

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