

Ref.: TC

31 October 2025

Cornwall Council Planning Department
New County Hall
Treyew Road
Truro
Cornwall
TR1 3AY

Application: PA25/07143

Site: Primraf Theatre Hall Biscoombes Lane Callington Cornwall PL17 7LB

Proposal: Proposed new windows within external elevation to Biscoombe Lane.

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 relates to development at the Prim-Raf Theatre, specifically the installation of new openings for windows along the east elevation.

Prim-Raf Theatre is owned by a local amateur group, the Tamar Arts and Drama Association, which is a charitable organisation. The group formed in 1949 with the theatre opening in 1965. Prim-Raf has an audience capacity of 58. It is used for the

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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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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groups annual productions alongside occasional other shows and events and the groups general activities such as rehearsals and meetings. It is an important cultural and social asset for local people within Callington and its surrounding area.

Paragraph 98 of the NPPF (2024) seeks planning decisions to plan positively for facilities such as this.

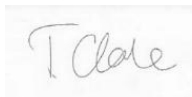
The theatre does not have statutory listing but is of local heritage interest and can be considered a non-designated heritage asset. It is located within the Callington Conservation Area.

The location of the proposed windows currently consists of three blocks of horizontal timber cladding, with a doorway within the right-hand panel which serves as a fire escape. Above the central panel is a further boarded opening. These will all be replaced by windows, with the door similarly altered to be glazed. These will match the style and design of the other windows and doors along this elevation, providing uniformity.

With reference to paragraph 216 of the NPPF which manages the effect of applications on non-designated heritage assets, we consider this proposal to have a minor positive impact as the current mixture of materials is considered to detract from the character of this elevation particularly the poorer quality boarding to the upper opening. These interventions will also improve energy and thermal efficiency; paragraph 167 of the NPPF gives significant weight to supporting such interventions.

We are therefore supportive of the granting of planning permission.

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



Tom Clarke MRTPI

National Planning Manager

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