

Ref.: TC/2253

28 November 2025

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By e-mail: planning.consultations@bradford.gov.uk

Application: 25/04167/FUL

Site: The Bradford Playhouse 4 Chapel Street Bradford West Yorkshire BD1 5DL

Proposal: Replacement of external windows and doors, localised stone repairs to the facade, replacement and repair of rainwater goods and removal of all redundant external lighting and obsolete metal fixings

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 **Website** 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 for planning permission at Bradford Playhouse. It seeks to undertake various external works including replacement of windows and doors, stone repairs, repair and replacement of rainwater goods, removal of obsolete lighting and fittings as well as accessibility improvements. A site visit was undertaken at this theatre in December 2024.

Alongside this application there is a further application for roof works including partial replacement and installation of additional insulation. We have responded to that under separate cover.

Bradford Playhouse is an important community theatre. It was founded in 1929 and the current building dates from 1937 after its original site was destroyed by fire two years previous. The theatre was badly damaged by another fire in 1996. Various financial challenges followed and the Playhouse spent a time on Theatres Trust's Theatres at Risk register. It was removed after purchase by a local theatre enthusiast. The Playhouse's auditorium has a capacity of 266 and there is also a bar within the basement and a studio and rehearsal room within the adjoining building. The Playhouse can be considered a non-designated heritage asset and is within the Little Germany Conservation Area. Paragraph 98 of the NPPF (2024) seeks planning decisions to plan positively for facilities of this nature.

This application focuses on the adjoining building at 4 Chapel Street. On our visit this area was observed to be in need of repair and refurbishment. We therefore welcome that a project to address this is being brought forward.

The existing timber window frames will be removed and replaced with powder coated aluminium frames with new more thermally efficient glazing. Whilst we encourage repair and retention as a first priority for reasons of heritage sustainability, there was evidence of these frames being in poor condition. These replacements will improve energy efficiency and help conserve the building into the future by stopping water ingress and other such issues. The front entrance door to this building will also be replaced on a similar basis.

Other general repairs will help ensure this building is conserved into the future.

The application documents also reference internal alterations to provide better accessibility and the addition of accessible WCs. These works do not directly require planning permission, nonetheless these interventions are to be welcomed and supported as it will improve further enhance the theatre's inclusivity and social value.

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Theatres fit for the **future**



We support 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

Theatres Trust

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