

Ref.: TC/321

17 December 2025

Graeme Hyde
East Lindsey District Council
Tedder Hall
Manby Park
Louth
Lincolnshire
LN11 8UP

Application: 03570/25/LBA

Site: Spilsby Theatre Church Street Spilsby Lincolnshire PE23 5DY

Proposal: Listed Building Consent - Internal and external alterations to existing theatre to include an external escape route, first floor toilets, rainwater goods and part demolition of existing building.

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 which seeks revisions to the recent consent relating to the project for development, alteration, restoration and refurbishment at Spilsby Theatre. This is a significant and important project to facilitate the building's return to use as a community arts venue

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** theatrestrust.org.uk

X @TheatresTrust **Facebook** [@theatres.trust](https://www.facebook.com/theatres.trust) **Instagram** [@TheatresTrust](https://www.instagram.com/TheatresTrust)

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

The Theatres Trust is the national advisory public body for theatres. The Theatres Trust Charitable Fund supports the work of The Theatres Trust, has the same Trustees and is registered as a charity under number 274697

supported by funding through the council from a successful Levelling-Up fund bid. This is a priority case for Theatres Trust with the building on our national Theatres at Risk Register. We are supportive of this project and its objectives.

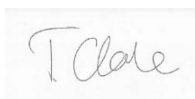
This revision covers four aspects. There will be amended and improved provision for wheelchair escape and refuge facilitated by the relocation of WCs from ground floor to first floor, installation of additional rainwater hoppers and downpipes to improve rainwater run-off, revisions to storage of inverters and battery storage associated with the rooftop PV panels, and changes to roof access and extract associated with the WC changes.

We remain supportive of this scheme. With reference to paragraph 215 of the NPPF (2024) the alternative escape provision provides public benefit through an enhanced fire escape strategy which improves safety. Whilst there will be some demolition associated with this, it relates to a later addition which does not contribute to significance. The treatment of new openings will reflect materials and detailing elsewhere around the building. The works associated with relocating the WCs to the first floor will be less intrusive than those already permitted.

The addition of rainwater goods is also supported, because this will help ensure the future maintenance and conservation of this asset. Similarly, there is public benefit in minimising carbon impact and improving energy efficiency through usage of PV panels.

We therefore support the granting of listed building consent.

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

22 Charing Cross Road, London WC2H 0QL

Telephone 020 7836 8591 **Email** info@theatrestrust.org.uk **Website** theatrestrust.org.uk

X @TheatresTrust **Facebook** [@theatres.trust](https://www.facebook.com/theatres.trust) **Instagram** [@TheatresTrust](https://www.instagram.com/TheatresTrust)

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

The Theatres Trust is the national advisory public body for theatres. The Theatres Trust Charitable Fund supports the work of The Theatres Trust, has the same Trustees and is registered as a charity under number 274697