

# Theatres fit for the **future**

Theatres  
Trust

Ref.: TC/321

14 January 2026

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

**Application:** 03809/25/LBA

**Site:** Spilsby Theatre Church Street Spilsby Lincolnshire PE23 5DY

**Proposal:** Listed Building Consent - Internal alterations to existing theatre to replace the main hall ceiling in modern materials.

## **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. It seeks to undertake ceiling replacement within the main hall at Spilsby Theatre. This forms part of the wider project for development, alteration,

## **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatretrust.org.uk](mailto:info@theatretrust.org.uk) **Website** [theatretrust.org.uk](http://theatretrust.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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restoration and refurbishment to return this theatre to use. It is a priority case for Theatres Trust as the building is on our national Theatres at Risk Register. We are supportive of this project and its objectives.

A site visit was undertaken in March 2025. The ceiling subject to this application was observed to be in a poor condition. This is reflected within the Auditorium Ceiling Plasterwork Appraisal included with this application, which helps justify why replacement is required.

The more decorative elements of this ceiling will be retained. This entails the moulded cornice around the ceiling's perimeter being protected and remaining in situ during these works. The decorative floral embellishments will be removed, stored and re-used within the replacement ceiling plasterwork. This approach is welcomed, and mitigates the impact of loss of historic fabric. Furthermore, the appearance and style of existing plasterwork will be replicated.

With reference to paragraph 215 of the NPPF (2024), we consider this scheme to generate less than substantial harm. However, this is mitigated by the public benefits of enabling restoration and re-use of this valued asset, ensuring the main auditorium ceiling is safe and has appropriate acoustic and fire protection.

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

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