

Ref.: TC/1980

27 January 2026

Mary Collins
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Application: 26/00054/S73

Site: 6-7 Arts Theatre St Edwards Passage Cambridge Cambridgeshire CB2 3PJ

Proposal: S73 to vary condition 2 (Approved plans) of planning permission 24/03991/S73 (S73 to vary condition 2 (Approved plans) of planning permission 22/04228/FUL (Refurbishment of auditorium and back of house spaces, demolition of disused restaurant area and creation of new studio theatre. New entrance doors and goods lift off St Edwards Passage access and minor alterations to fenestration to rear of Spalding Hostel) Relocation of Studio Vent Panels, Relocation of Solar Panels, Height Amendment to Plant Room and Dressing Room Extension) New mansard screen to fly tower, New flat roof to plant room, New boiler house enclosure and New screen to St Edwards Passage.

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

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Comment:

Thank you for consulting Theatres Trust on this application to vary condition 2 of consent references 24/03991/S73 and 22/04228/FUL arising from further amendments to the scheme for refurbishment and extension at Cambridge Arts Theatre. We were aware these revisions would be coming forward following a site visit undertaken in October 2025.

These changes focus on the theatre's roof, specifically the addition of a mansard screen to the flytower, an enclosure around the boiler house, a screen to St Edwards Passage and re-roofing of the plant room. Although the theatre is a designated heritage asset within the Central Conservation Area, the roof is of lesser sensitivity with previous alterations and modern apparatus installed which to a great extent are shielded from view.

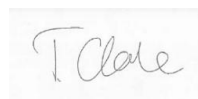
The plant room currently has a slate pitched roof but this will be replaced by a felt flat roof with PV panels installed above and a new mansafe access. We have no objection to this general approach which is of low impact in heritage terms, and support efforts to improve energy and environmental sustainability. Paragraph 167 of the NPPF (2024) gives significant weight to supporting such improvements including through the use of PV panels. Operationally this also enables more efficient siting of necessary mechanical equipment.

Similarly, the screen to the St Edwards Passage elevation enables installation of external Air Source Heat Pumps.

The mansard roof screen to the stage-house roof provide an acoustic enclosure for the auditorium air handling units, mitigating their impact. The units are necessary for supporting the theatre's operation and the comfort of audiences, performers and staff.

We consider these amendments to have a neutral impact on character and significance but will help support the theatre's operation and delivery of the rest of the wider masterplan for development and improvement of the theatre.

We therefore support variation of this planning condition.



Tom Clarke MRTPI

National Planning Manager

Theatres Trust

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