

Ref.: TC/1006

30 April 2024

Mr C Green  
Planning Services Department  
Town Hall  
Great Yarmouth  
Norfolk

By e-mail: [plan@great-yarmouth.gov.uk](mailto:plan@great-yarmouth.gov.uk)

**Application:** 06/24/0088/LB

**Site:** Gorleston Pavilion Pavilion Road Gorleston Great Yarmouth NR31 6PP

**Proposal:** Proposed emergency roof repairs and other alterations: Removal of copper sheet roofing on the Small Hall and replace with bitumen felt; Install straps to clock tower roof turret; Removal of gutters and roof vent/cowl; Installation of new boarding to east gable of Small Hall roof; Install weatherproof wraps around balusters; Other minor repair works.

#### **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 listed building consent has come to the attention of Theatres Trust because it is seeking to undertake roof repairs and alterations at Gorleston

#### **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

**Telephone** 020 7836 8591 **Email** [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) **Website** [theatrestrust.org.uk](http://theatrestrust.org.uk) **Twitter** @TheatresTrust

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**Chair** Dave Moutrey OBE

**Director** Jon Morgan

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Pavilion.

The Pavilion is a Grade II listed cultural and heritage asset with an impressive late-Victorian brick and terracotta exterior. The auditorium is flat-floored with cabaret-style seating for an audience capacity of around 300. After being threatened with closure in the 1980s it was taken on by a local community association, now offering a range of productions year-round. It is a valued facility for the area, supporting not just the cultural needs of local people but also contributing to Great Yarmouth's visitor offer. Paragraph 97 of the NPPF (2023) seeks planning decisions to plan positively for facilities such as this.

Following inspection there have been some serious deficiencies identified which this proposal partially seeks to address pending a longer-term restoration plan and grant funding being secured. There is an assessment of the condition of individual areas with photographic evidence within the applicant's Design & Access Statement. Some of the works are urgent in order to allow the theatre to continue operating and ensure public safety.

There is no specific Heritage Statement or floor plans which show these works, but there is a supplementary note which sets out exactly what is being covered by this application.

The small hall copper roof covering towards the Pavilion's southern end is in particular need of work as it constitutes a significant safety hazard due to risk of it being blown from the building. The proposal is for it to be replaced with bitumen felt. Whilst this is a departure from existing fabric and appearance and results in a higher degree of less than substantial harm, this must be considered against the urgency with which the works must be carried out for public safety and the significant cost of like-for-like replacement with resulting pressure on the charitable trust which operates the building. The copper roof is observable from some views from the north-east, although largely it is shielded by the parapet. A further mitigation is that the main auditorium roof is also covered by the same material, and it is a reversible change. With reference to paragraph 208 of the NPPF, ultimately we consider the public benefits of enabling the Pavilion to remain operational and the urgency of making the building safe mitigate harm in heritage terms.

Straps will be installed to the clock tower roof turret and the four largest roof turrets will be screwed down. Defective guttering will be taken down. Again this is required for public safety, therefore this is supported.

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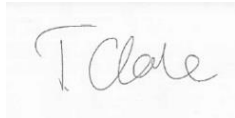
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For completeness and to enable future reference, in line with paragraph 200 of the NPPF and planning guidance on the historic environment, there should be a Heritage Statement submitted which clearly outlines and explains the alterations taking place with proper justification. We recommend that such information is submitted.

Nonetheless on the basis of the information provided and its urgency, and to ensure the continued operation of this venue and its ongoing conservation, we can support the granting of listed building consent.

Please contact us if we may be of further assistance or should you wish to discuss these comments in further detail.



Tom Clarke MRTPI

National Planning Adviser

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The National Advisory Public Body for Theatres. The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697