

Ref.: TC/44

30 May 2024

Rebecca Smith
Planning & Public Protection
Hove Town Hall
Norton Road
Hove
BN3 3BQ

By e-mail: planning.consultation@brighton-hove.gov.uk

Application: BH2024/01103

Site: Theatre Royal 35 Bond Street Brighton BN1 1SD

Proposal: Removal of reinforced autoclaved aerated concrete (RAAC) planks within roof to left of main theatre building and replacement with timber joists with insulated roof above and new rainwater goods including gutters, downpipes and gulleys.

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 at Theatre Royal Brighton, which seeks to undertake roof replacement works in two flat-roof areas above the theatre's back of house office and staff area.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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

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Chair Dave Moutrey OBE

Director Jon Morgan

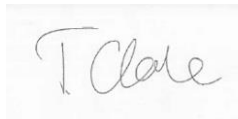
Trustees James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Lucy Osborne, Truda Spruyt, Katie Town

The reason for this intervention is because of the presence of reinforced autoclaved aerated concrete (RAAC). The risks and challenges of this material are well-documented, and currently a temporary crash-deck is in place to ensure safety and allow this part of the building to remain in operation. Therefore removal and replacement with a more appropriate material is supported.

The fact that RAAC is a more modern material means that it is demonstrably not part of the theatre's original or significant historic fabric. It is also a less sensitive part of the building. The proposed replacement consists of an elastomeric bitumen membrane with a new timber joist structure between existing steel trusses. We consider this will have a neutral impact on historic character, but fundamentally ensuring the continued safe operation of the theatre constitutes a public benefit.

We are therefore supportive of the granting of listed building consent.

Please contact us should you wish to discuss these comments in further detail.



Tom Clarke MRTPI
National Planning Adviser

Theatres Trust

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