

Ref.: TC/2264

5 December 2024

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By e-mail: [dcconsultation@lancaster.gov.uk](mailto:dcconsultation@lancaster.gov.uk)

**Application:** 24/01245/LB

**Site:** Morecambe Winter Gardens And 214 Marine Road Central Morecambe  
Lancashire LA4 4BU

**Proposal:** Listed building application for the installation of a new internal doorway  
between existing commercial unit and theatre

**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

**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

**Trustees** Vicky Browning OBE, Anna Collins, James Dacre, Suba Das, Liam Evans-Ford, Stephanie Hall, Annie Hampson, 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

## Comment:

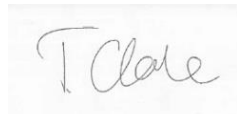
Thank you for consulting Theatres Trust on this application for listed building consent at Morecambe Winter Gardens. It seeks to undertake an internal alteration to install a new opening to provide a doorway between the commercial unit to the north-east corner of the building (214 Marine Road) and the theatre bar located behind.

The Winter Gardens is a Grade II\* listed heritage asset. It is a priority building for Theatres Trust as it is on our Theatres at Risk register as well as Historic England's Heritage at Risk register. We are supportive of efforts by the Morecambe Winter Gardens Preservation Trust Limited to restore and fully reopen this important building for Morecambe.

The proposed doorway will provide access between the commercial unit and the theatre. The commercial unit is of modern fit-out, and the wall within the theatre bar is considered of low significance having been previously stripped and within an area used for storage. Whilst this opening constitutes an alteration to historic plan form, we consider harm to be at the lower end of less-than-significant. With reference to paragraph 208 of the NPPF (2023) we consider that the additional operational flexibility offered provides a public benefit which mitigates that harm.

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 these comments in further detail.



Tom Clarke MRTPI

National Planning Adviser

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