

Ref.: TC/9006287

23 December 2024

Adele Stewart
Development Management

Applications: PA/2024/1832

Site: Former Crown Bingo Hall Church Street Eccles Salford M30 0LZ

Proposal: Application for variation of a conditions 2 (plans) and 12 (materials) following grant of planning permission 16/68464/FUL (Proposal: Part demolition of existing building and construction of an eight storey side and rear addition comprising 82 apartments, commercial unit (Use Classes A1, A2, B1, D1 and D2) measuring 178 square metres and car and bicycle parking) for changes to the design.

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 **Website** theatrestrust.org.uk **Twitter** @TheatresTrust

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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

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Comment:

Thank you for consulting Theatres Trust on these further variations to the previously approved application for part demolition and conversion of the former Crown Theatre. The specific changes sought are to clarify errors and inaccuracies on approved drawings, to make minor amendments to door and window openings on retained facades and to alter the new building to the rear.

As with the previous withdrawn application from 2022 there is no further information supplied beyond the comparison elevation drawings and a brief summary of changes within the applicant's covering letter to detail these changes or to provide analysis and justification from a heritage perspective given this is a Grade II listed heritage asset.

Some elements of these revisions appear to be positive, others negative. To the front elevation (south) the moulded decorations to arch heads above the three tall semi-circular windows have been reinstated which is welcomed, but this may just have been an omission within previous plans. However, the wrought iron railings above the entry canopy have been replaced for a more standard metal design which we consider to be less ornate and more modern in style. This is something we had expressed concerns about previously as they detract from significance and setting. We encourage reinstatement of the previous design. Similarly there is again proposed removal of sashes to circular windows to upper levels. Historic images of the building show there to be sashes in place. Together those changes should be appropriately justified to demonstrate they are necessary in operational or regulatory terms rather than simply being a lower-cost option.

There appears to be limited change to the historic element of the west elevation fronting Mather Road, but there is no annotation provided to explain the variations.

We have no comments on the new/re-built north and east elevations, or to changes to internal circulation or car park arrangements.

We urge and recommend that the issues we have raised are revised and/or further clarified. This is to help preserve the special interest and character of what remains of this asset, which would in turn also contribute to the design quality and desirability of the new development.

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Please contact us if we may be of further assistance or if you wish to discuss this representation in greater detail.

Tom Clarke MRTPI

National Planning Adviser

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