

Ref.: TC/962

21 November 2025

Rachel Robinson
High Peak Borough Council

By e-mail: [REDACTED]

Application: HPK/2025/0375

Site: BUXTON OPERA HOUSE , Water Street , Buxton , Derbyshire , SK17 6XN

Proposal: Application for Listed Building Consent for - The proposals include a targeted, intrusive Refurbishment and Demolition (R&D) asbestos survey, as well as an intrusive structural survey.

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 was brought to the attention of Theatres Trust because it is seeking listed building consent for the undertaking of an intrusive asbestos survey and an intrusive structural survey.

Buxton Opera House is a Grade II* listed heritage asset, designed by renowned theatre architect Frank Matcham. It is described by the Theatres Trust database as being a "masterpiece of Edwardian theatre architecture" and it retains a number

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

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

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Chair Dave Moutrey OBE

CEO Joshua McTaggart

Trustees Vicky Browning OBE, Anna Collins, James Dacre, Liam Evans-Ford, Stephanie Hall, Annie Hampson OBE, Tracy Ann Oberman, Lucy Osborne, Saratha Rajeswaran, Truda Spruyt, Michèle Taylor MBE, Katie Town

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of original features. It remained largely intact following many years of cinema use, returning as a theatre for live performance in 1979. It has an intimate auditorium with opulent Baroque plasterwork. It is an important cultural venue for Buxton, also attracting visitors into the town. Paragraph 98 of the NPPF seeks planning decisions to plan positively for facilities of this nature.

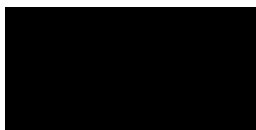
The proposed plans show the areas in which investigations will be undertaken. Only the basement and ground floor plans are shown on the council's portal, the links to the remaining three floors do not work. These show that at basement level a spalled area of ceiling within the boiler house will be removed, and at ground floor level three small areas of concrete flooring to the rear of the stage house.

It is stated within the Heritage Statement that finishes will be made good upon completion of these interventions.

The purpose and anticipated outcome of these investigations is not outlined, but it is to be assumed they will guide future rectifications necessary to ensure the ongoing conservation of this asset. The impact of the basement and ground floor investigations is low, constituting less than substantial harm, and they occur within areas of fabric which are less sensitive.

On the assumption that any further areas investigation are of similar nature, we would support the granting of listed building consent.

Please contact us if we may be of further assistance or should you wish to discuss this further.



Tom Clarke MRTPI

National Planning Manager

Theatres Trust

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