

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 14 JANUARY 2009

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/3515/LBC

Georgian Theatre and Calvin House, Green Dragon Yard, Stockton-on-Tees
Installation of entrance feature and doors at Georgian Theatre and installation of external
projector at first floor Calvin House

Expiry Date 28 January 2009

SUMMARY

1. The application seeks listed building consent for new entrance features and doors at the Georgian Theatre. Consent is also requested for the installation of projector housing and replacement of existing door at first floor Calvin House.
2. The properties are grade II listed buildings and the main consideration of the proposals is the visual affect of the proposals on the character and appearance of the listed buildings.
3. A separate application for Planning permission has also been submitted (08/3514/FUL)

RECOMMENDATION

Listed Building application 08/3515/LBC be Approved subject to the following conditions:-

- 01 The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.**

Plan Reference Number	Date on Plan
BLS1706-01	18 December 2008
SBC0001	3 December 2008
SBC0002	3 December 2008
SCQ 1	3 December 2008
SCQ 3	3 December 2008
SCQ4	3 December 2008

Reason: To define the consent.

- 02. Notwithstanding the submitted information detailed drawings of the entrance doors showing full details of the proposed materials, colours, opening mechanisms and finishes will be agreed in writing with the local planning authority before installation and implemented to the satisfaction of the local planning authority.**

Reason- To ensure a satisfactory form of development

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance Note 15.

It is considered that the scheme accords with the act and supplementary planning guidance and will not have an adverse impact on the character and appearance of the listed building and there are no other material planning considerations which indicate that a decision should be otherwise.

BACKGROUND

4. Recent works to create a cultural Quarter in the alleys surrounding Green Dragon yard are intended to highlight the unique heritage of this part of Stockton Town Centre, raise profile and improve the appearance of the area. The Quarter is emerging as a hub of cultural activity with the newly refurbished Green Dragon Studios, Georgian Theatre and Calvin House artisan workshops.
5. The new doors are intended to highlight the use of the Georgian theatre creating focal entrances, encouraging interest and promoting the use within.
6. The projector is to be used to convey images on to the blank rear of the neighbouring property rear of 41 High Street (the projections may be subject to advertising consent which would be the subject to a separate application for advertising consent) and only the impact of the projector housing can be considered through this application.

PROPOSAL

7. The application seeks planning permission for new bespoke entrance doors to the Georgian theatre. A projector unit is also proposed situated at first floor level of Calvin house the existing French door would be altered to accommodate the unit.
8. Both properties are grade II listed buildings

The art project aims to develop bespoke entrances to three key hubs of cultural activity in Stockton's Cultural Quarter in order to highlight their locations and create visual linkages between them. It is intended that this in turn will:

- Increase local interest in and use of the Cultural Quarter;
 - Celebrate and embrace the unique heritage and character of the Quarter; and
 - Improve the environmental quality of the Cultural Quarter.
9. The doors have been designed to be bespoke for the building artistic lead and based around the principal of a sound wave to reflect the uses of the theatre and neighbouring Green Dragon studios. A similar door is proposed at Green Dragon Studios, this building is unlisted.

CONSULTATIONS

The following Consultations were notified and any comments received are set out below:-

Councillors

No comments received

Urban Design Engineers

No objections subject to the following information.

Highways Comments

I have no objection, as there are no changes to the current use adjacent to the adopted highway.

Landscape & Visual Comments

I have no objection in relation to landscape and visual subject to the following information being provided:

- . Detailed drawings of all entrance doors.

Built Environment Comments

No objection in relation to scale and massing.

PUBLICITY

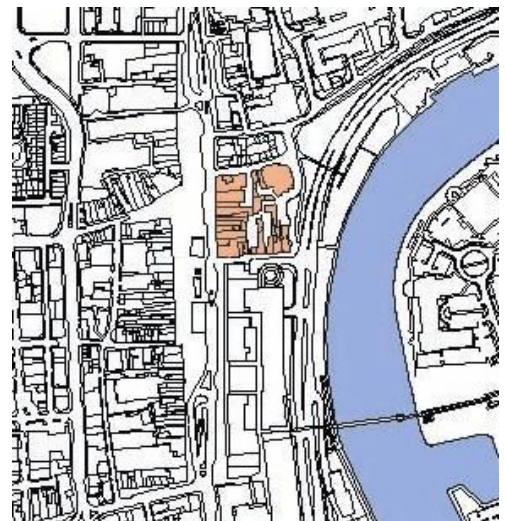
Neighbours were notified by means of letter, site notice and press advert and no comments were received.

PLANNING POLICY

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and Planning Policy Guidance Note 15.

SITE AND SURROUNDINGS

10. Nestled behind Stockton's High Street lies the Cultural Quarter, located in and around the Georgian buildings of Green Dragon Yard.
11. Both properties are situated in the cultural Quarter in Green Dragon and Theatre Yard.
The area is a mixed use of business, entertainment and commercial uses.
12. The Cultural Quarter is made up of a series of small yards, including Green Dragon Yard, Wasp's Nest Yard and Theatre Yard, linked by alleyways and ginnels



MATERIAL PLANNING CONSIDERATIONS

13. The main consideration of the proposal is the impact of the new features on the character and appearance of the listed properties.
14. The overall aim of the proposal is to highlight the cultural facilities within the buildings and to attract people to the buildings and make the area more visually interesting.
15. The existing Georgian Theatre has two entrance doors. A door which faces into Green Dragon Yard appears as the prominent entrance, however is a secondary entrance predominantly used as a fire door. Partially glazed It allows direct access into the bar area and is not used as the main entrance door.
16. The second main door is located in a junction in the alley which links Green Dragon with Theatre Yard. This second door is a solid wooden door, painted black in a mock Georgian style. This is largely a concealed entrance and the solid construction creates a visual barrier and does little to reflect the vibrant use contained within the building.
17. Originally the Georgian Theatre was a tithe barn and the studios an industrial building, therefore the existing doors are not original and are mock styles.
18. The new doors are considered to be acceptable in principle and have been specifically designed to fit with the historical importance of the buildings yet create the visual presence and permeability required to highlight the cultural uses.
19. The principle behind the proposal is for the buildings to mark their presence within the Quarter and new entrances are required to highlight the buildings as cultural hubs allowing all three hubs to be visually linked.
20. The doors have been designed as bespoke art pieces manufactured in glass and iron and will be robust creating secure entrances.
21. The traditional materials have been applied in a contemporary way and the proposal is a design lead solution.
22. The projector unit is proposed to be located on Calvin House at first floor level in an existing central window. The unit will measure approximately 18 cm deep and 90 cm wide on the elevation of Calvin House and needs to be sited in order to maximise potential for projection. Images will be projected from here on to the rear of the neighbouring blank property wall. This wall has window openings now blocked up and the aim to create artistic projections in the space. The feature could also be used to adverse events such as SIRF. This would also help to visually improve a prominent blank elevation within the cultural quarter.
23. It is not considered that the unit will be an overly prominent feature on the facade of the listed building and the alterations to the existing door to facilitate the works are also considered acceptable. This is a modern window with no historic merit and visually will appear similar to the existing.
24. The yards have recently been adopted as public highway and the Head of Technical Services has no adverse comments to the works.

CONCLUSION

25. The proposal is considered acceptable in that it the works will not adversely affect the character and appearance of the listed buildings and the application is recommend for Approval with condition for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

**Financial Implications
As report**

**Environmental Implications
As Report**

**Legal Implications
As report**

**Community Safety Implications
As Reported**

**Human Rights Implications
The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report**

WARD AND WARD COUNCILLORS

**Ward Stockton Town Centre
Ward Councillor Councillor D. W. Coleman**

**Ward Stockton Town Centre
Ward Councillor Councillor P. Kirton**