

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE 8 APRIL 2009**

**REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**09/0599/LBC**

**Billingham Forum, Moreland Avenue, Billingham**

**Listed building consent for alterations to external cladding and brick work, new roofing and internal refurbishment to include erection of new atrium and entrance area.**

**Expiry Date 11 May 2009**

#### **SUMMARY**

1. The application seeks listed building consent for external works to the Billingham Forum. The theatre element of the Forum is a grade II Listed Building. The external cladding works are considered to affect the character and appearance of the listed building therefore listed building consent is required.
2. As the application relates to works to a listed building in the ownership of the local authority the application must be referred to Government office North East for determination. To ensure that the development programme for the Forum is not delayed it is important to get the application to the Government Office at the earliest opportunity. Neighbour notification expires on 20<sup>th</sup> April 2009 and it is recommended that any representations received after the Planning Committee meeting are delegated to the Head of Planning to consider.
3. The application is considered acceptable and it is recommended that the Government Office be advised that the Local Planning Authority has no objections to the proposal.

#### **RECOMMENDATION**

***That the consideration of representations which may be received during the remaining period of neighbour notification be delegated to the Head of Planning for consideration and subject to no new material planning considerations arising from the representations that the Government Office for the North East be advised that the Local Planning Authority has no objections to the proposal.***

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.

## **BACKGROUND**

4. The application is a listed building application associated with a full planning application for works to the wider Forum Complex (application number 09/0600/FUL). This application is for works associated with the refurbishment and enhancement of the whole complex.
5. The building was listed in October 2004 and dates from the 1960's, the theatre stage; auditorium and fly tower are listed as having architectural merit. The rest of the Forum is not considered to have the sustained architectural imagination of the theatre and is deliberately omitted from the listing.

## **PROPOSAL**

6. The application seeks listed building consent for alterations to external cladding and brick work, new roofing and internal refurbishment to include erection of new atrium and entrance area.
7. The existing concrete clad panels are to be overlaid with new insulated composite concrete clad panels
8. The existing metal cladding panels (Galbestos) are to be overlaid with new insulated composite cladding panels supported on new cladding rails secured to the existing steels columns.
9. The existing brick work to the ground floor of the building is to be rendered and painted
10. New curtain walling, automatic and manual entrance doors are to be installed into the existing main entrance area.
11. The concept of the design is to enhance the form versus function of the Forum and to enhance and refurbish existing design features and details.
12. The horizontal emphasis of the upper floor element is enhanced by over cladding the existing concrete panel with new metal faced composite panels. The vertically laid cladding to the fly tower is to over clad by vertically faced panels to retain the vertical emphasis.
13. The various functions of the building will be emphasised by a simple change in colour to the cladding panels enclosing the built form of that particular element. The use of one colour to the panels over cladding the existing concrete panels will unify the individual elements to the whole.
14. The existing black painted brickwork to the ground floor level is too be colour rendered to create a colourful but simple plinth base to the projecting first floor claddings. The use of one colour to the base of the building will unite the various elements of the building to the whole.

## **CONSULTATIONS**

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

**Urban Design Engineers**  
General Summary

Urban Design has no objection to this application.

### **Highways Comments**

No objections to the application for listed building consent as it will have no highway implications.

### **Landscape & Visual Comments**

No objections to the application for listed building consent on landscape and visual grounds.

### **Historic Buildings Officer**

No objections to the works

### **English Heritage**

No comments received

### **PUBLICITY**

Neighbours were notified by means of letter, site notice (expiry 20<sup>th</sup> April 2009) and Press advert (expiry 16<sup>th</sup> April 2009) currently no comments have been 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**

15. Billingham forum is a leisure complex situated within Billingham Town Centre. It has a diverse blend of leisure facilities including an ice rink, swimming pool, health and fitness facility and a Grade II listed theatre and is owned by Stockton Borough Council. The Town Centre is a mix of retail and commercial developments.

### **MATERIAL PLANNING CONSIDERATIONS**

16. The main consideration of the application is the affect of the proposals on the character and appearance of the grade II listed theatre.
17. The listing of the theatre predominantly relates to its interior merit. The only strong visible element of the theatre on the outside of the complex is the fly tower, which is clad in composite asbestos sheets.
18. The entrance to the complex serves the theatre as will the proposed auditorium space however the theatre operates as an individual separate element within the complex and is effectively an individual building in its own right within the wider development. Therefore only the works physically proposed to the theatre will be considered as part of the application.

19. The external cladding to the fly tower is currently held in place by steel ties. The cladding is gradually deteriorating and sections have come loose. The cladding needs to be removed or over clad for health and safety reasons due to the asbestos content.
20. The new cladding proposed for the whole of the Forum is intended to update the appearance and create a fresh and contemporary look. The existing cladding has no architectural merit and the building has gradually deteriorated in appearance from its 1960's which had the time was a contemporary bold design.
21. The proposed external works will update the building, being in keeping with the original architectural style and design but aid in making the building once again fit for purpose and a landmark destination building within Billingham.
22. The internal works proposed to the theatre are minor asbestos removal, electrical works and general maintenance and repair. These works will be carried out under the supervision of the historic buildings officer and are not considered to affect the character of the listed building and therefore do not require listed building consent.
23. The works are not considered to adversely affect the character or appearance of the grade II listed building and are considered to accord with the guidance set out in PPG 15.

## **CONCLUSION**

The application is considered acceptable and it is recommended that the consideration of representations which may be received during the remaining period of neighbour notification be delegated to the Head of Planning for consideration and subject to no new material planning considerations arising from the representations that the Government Office for the North East be advised that the Local Planning Authority has no objections to the proposal.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

## **WARD AND WARD COUNCILLORS**

**Ward**                      **Billingham Central**  
**Ward Councillor**      **Councillor B Woodhouse**

**Ward**                      **Billingham Central**  
**Ward Councillor**      **Councillor Ann McCoy**