

DELEGATED

AGENDA NO
PLANNING COMMITTEE

20th MARCH 2013

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

13/0167/LBC

The Globe Theatre, 154 - 157 High Street, Stockton-on-Tees

Listed Building Consent for the attachment of decorative netting to fascia

Expiry Date 20 March 2013

SUMMARY

- 1.0 The application seeks listed building consent for the attachment of decorative netting 'the building wrap' to the front façade of the Globe, High Street, Stockton.
- 1.1 The building wrap is considered to be acceptable in that it will not adversely affect the significance of the grade II listed art deco building.
- 1.2 The application is recommended for approval with conditions.

RECOMMENDATION

That planning application 13/0167/LBC be approved subject to the following conditions and informative below;

- 01 *The development hereby approved shall be in accordance with the following approved plan(s);*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>23 January 2013</i>
<i>SBC0002</i>	<i>23 January 2013</i>
<i>SBC0003</i>	<i>23 January 2013</i>
<i>SBC0004</i>	<i>23 January 2013</i>
<i>SBC0005</i>	<i>23 January 2013</i>
<i>SBC0006</i>	<i>23 January 2013</i>

Reason: To define the consent.

02. Condition

Notwithstanding the submitted details the decorative netting, diabond panels and vinyl graphics hereby approved shall be maintained in a safe, clean and tidy manner for the life of the development to the satisfaction of the Local Planning Authority

Reason- In the interests of the amenities of the listed building and the wider street scene

03. Removal

Following removal of the decorative netting and fixings any fixing points shall be made good to the satisfaction of the local planning authority.

Reason: - To ensure adequate protection of the listed building fabric

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the NPPF. It is considered that the scheme accords with the act and National Planning Policy Framework and will not have an adverse impact on the character appearance and significance of the grade II listed building and there are no other material planning considerations which indicate that a decision should be otherwise

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework

BACKGROUND

- 2.0 Planning permission and listed building consent were granted in 2010 (application numbers 09/2976/COU & 09/2979/LBC) to restore the building and turn it into a multi purpose entertainment venue with clearance works to implement the consent having taken place.
- 2.1 Proposals for repair and restoration of the building continue to be progressed by the owner Jomast.

SITE AND SURROUNDINGS

- 3.0 The application site is the former Globe Theatre 153-157 High Street, Stockton. The property is a grade II listed art deco building at the northern end of Stockton High Street, situated within Stockton Conservation area.
- 3.1 There is a covered and secure access path between 153 High Street to the south with a vehicular access to the north of The Globe, which wraps around to the rear of the property. 153 High Street is also a grade II listed building
- 3.2 Wellington Square car park and service area are situated to the rear.
- 3.3 The property is within a street scene of mixed style and mixed height commercial development, although generally 3 storeys in height.

PROPOSAL

- 4.0 The application seeks Listed Building Consent for the attachment of decorative netting to the front fascia on the east elevation facing the High Street.
- 4.1 Essentially a printed mesh building wrap, the graphics of the wrap will include images of well know acts to have played the Globe In it's hey day.

The netting will be a building wrap, effectively a curtain secured by fixings to the rear parapet façade using steel straps

To the front the netting will be anchored by bolts and steel straps attached to the façade and anchored at 2m intervals across the width of the building. They will vary in depth to take into account the variations of the building at each fixing point.

Fixed on three rails at the upper, mid and lower part of the building these will be securely fixed to the fabric of the building and carry the weight of the graphic.

In addition the canopy will be faced with printed diabond panels (an aluminium/plastic composite board) which will be screw fixed to the existing structure.

It is also proposed to fit printed full colour self-adhesive vinyl graphics direct to the ground floor tiled fascia finished with an anti-graffiti laminate.

CONSULTATIONS

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

General Summary

The Head of Technical Services has no objections to this application.

Highways Comments

There are no highway objections to this application.

Landscape & Visual Comments

There are no landscape and visual objections as the proposed building wrap contributes to the wider regeneration of the Town Centre and will visually enhance the streetscape until refurbishment works are undertaken to the external façade of the building.

PUBLICITY

Neighbours were notified by means of letter, site notice (expiry date 7th February) and press advert (expiry date 28th February) and comments received are below:

Mr John W Latimer
Commondale House 1A Countisbury Road- summary

The application should be withdrawn as it does not represent value for money for the taxpayer. The decorative netting is not seen as a final part of the restored façade?

The Globe was forecast to open in 2012 but has slipped to 2015 without adequate public explanation.

The costs of the netting is being borne by SBC not Jomast? the residents of Stockton will not benefit from this expenditure, which is merely a public relations exercise rather than a positive contribution towards the completion of the Globe?

PLANNING POLICY

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

National Planning Policy Framework

Paragraph 14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or -specific policies in this Framework indicate development should be restricted.

MATERIAL PLANNING CONSIDERATIONS

The Impact on the Character and Appearance of the Heritage Assets Sections 16, 66 and 72 of the Listed Buildings Act requires the LPA to give special consideration to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of that area.

Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

The main consideration of the application is the affect of the works on the significance of the grade II listed building the Globe.

Visual Impact

The building is situated on a main entrance to the High Street and the applicant states that the decorative netting will improve the appearance of a key gateway into the town centre and help generate confidence in regeneration proposals for the town centre by highlighting the fact that works will be carried out to bring a popular local building back into use as a major leisure facility in Stockton Town Centre

The proposed netting is intended to create a visual presence on the High Street whilst the development works of the Globe are on going.

The decorative netting will be a semi-permanent feature and will act as protection for the building until it is required to be removed to finalise works to the fascia as part of the major redevelopment of the Globe.

Although a large-scale graphic installation, such installations are common in key regeneration projects particularly where buildings are in scaffold to create a strong visual presence through on going building works.

The wrap will be removed when required to enable restoration works to the building facade to progress.

The current appearance of the Globe as a large vacant building on the High Street creates a negative impression on a key gateway entrance into the Conservation Area. It is considered that the building wrap will create visual interest in the medium term whilst the restoration works for the building are developed further.

Physical Impact

Three main fixing rails will be provided on the building at the upper parapet level, mid rail (roof height) and lower level just above the canopy.

The lower fixing rail (shown in green on the plan) will be screw fixed to the lead edge of the canopy. This will provide a lower anchor point along the full width of the building and provide even tension for the graphic. A 'mid pivot steady bar' (shown in blue on the plan) will function as a single horizontal rail to stand the graphic off from the building frontage. The rail will have two functions to prevent the graphic from snagging on the façade, secondly to even up the angle of the main graphic curtain in order to give an even visual appearance.

The upper anchor rails will be set at different levels (shown in red on the plan) following the profile of the building.

These will be rails that act as anchor points for the netting to be fixed and create tension across the graphic and carry the weight of the installation.

To the front the netting will be anchored by bolts and steel straps attached to the façade and anchored at 2m intervals across the width of the building.

They will vary in depth to take into account the variations of the building at each fixing point. To ensure a safe and secure fit of the wrap to the building façade.

The canopy is a later addition and the diabond panels will include text to inform the public as to the on going restoration works

The tiled façade is a later addition and does not contribute to the significance of the listing of the building. The vinyl graphics to be applied are self adhesive and removable without causing any adverse impact to the tiled façade and are intended to create visual interest at street level.

It is not considered that any of the works as outlined will have an adverse impact on the structure of the building. The front of the building is a cement render that will require repairs through the full restoration works. All of the fixing points to the front façade are areas that will have to be repaired through the restoration works and any impact made by fixings will be made good following removal

of the building wrap. An appropriate condition will be applied to ensure any fixing points are made good.

Other matters

The points raised by Mr Latimer are duly noted however are not material planning considerations that can be considered as part of this application for listed building consent.

CONCLUSION

The works outlined are not considered to adversely impact on the significance of the listed building for the reasons outlined above.

The application for listed building consent is considered to accord with the Planning (Listed Building and Conservation Areas) Act 1990 and NPPF in that the works will not adversely impact on the structure of the building, its setting or any features of special architectural or historic interest which it possesses

It is recommended that the application be **Approved with Conditions** for the reason(s) specified above.

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

WARD AND WARD COUNCILLORS

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

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

IMPLICATIONS

Financial Implications:

As report

Environmental Implications:

As report

Human Rights Implications:

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

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers

Planning (Listed Building and Conservation Areas) Act 1990
National Planning Policy Framework (NPPF)
Conservation and Historic Environment Folder –SPD 4
Planning Applications 09/2976/COU & 09/2979/LBC