

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
24 May 2017  
REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND DEVELOPMENT  
SERVICES**

**17/0755/LBC**

**The Globe, 153-157 High Street, Stockton-On-Tees**

**Listed Building consent for the restoration and refurbishment of The Globe with new back-of-house facilities to create a performance and multi-purpose venue and change of use of 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit.**

**Expiry Date:** 24<sup>th</sup> May 2017

**SUMMARY**

The site is within Stockton Town Centre. 153 High Street is within the Primary Shopping Frontage and the Globe is within the Secondary Shopping Frontage. Both units are within Stockton Conservation Area, an Article 4 area and both buildings are Grade II listed. The properties are within a street scene of mixed style and mixed height development, although generally most buildings are three storeys in height.

Listed Building Consent is sought for the restoration and refurbishment of The Globe with new back-of-house facilities to create a performance and multi-purpose venue and change of use of 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe.

The Listed Buildings Act requires the Local Planning Authority 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. The NPPF also notes that heritage assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance.

The main planning consideration in regards to this application therefore is the effect of the development on the grade II Listed Building.

The works detailed within the drawings and accompanying documentation are based around The Globe building being reused predominately as a music venue and much of the building would remain unaffected. The majority of the building has been almost entirely unaffected by the bingo hall use. As such, what appears to be the original plasterwork, doors, windows, circle seating and other details still exist, thereby largely retaining the buildings historic value.

Policy EN26 of the Local Plan as well as national guidance requires any works to listed buildings to be in keeping with the character and appearance of the original building and its architectural or historic interest. Whilst the proposed works would largely comply with this guidance, in order to ensure that works do not affect key elements of the building several conditions have been recommended to ensure the details are approved prior to implementation.

At the back of The Globe the original back of house accommodation has been severely damaged by long-term water penetration through the roof and by demolishing this part of the building down to street level an opportunity is created to provide new improved facilities and this has the added benefit of opening up access to the structure of the main auditorium on a side where there is

considerable evidence of serious water damage and the need for remedial work to be carried out. The proposed extension is located to the rear of the Globe and will not significantly harm the main historic fabric of the listed building or any features of significance. It is considered that with the use of sympathetic materials which has been conditioned, that this element will not have a significant adverse effect on the character and appearance of the listed building.

A new entrance for deliveries is proposed in the rear wall with a canopied cover. Inside the building, behind acoustic doors, a large platform lift will lower materials to Stage level. These alterations are not considered to have a significant adverse effect on the character and appearance of the listed building.

The drawings detail a canopy to the front elevation, details of this are limited and as such a condition is recommended in order to control its details.

Subject to adequate control of the detailed works, English Heritage and the Theatres Trust are generally in support of the works to the buildings as they will result in the reuse of the theatre for live performances whilst having limited impacts to the buildings.

The proposed plans show a new shop front to 153 High Street, and whilst the principle of a new shop front to replace the existing recent frontage is acceptable, Historic England have suggested that a more sympathetic frontage could be installed and a condition has been recommended to ensure the design is given more consideration to reflect the comments from Historic England. The only significant alteration to the layout of 153 High Street is the re-routing of the existing Debenhams fire escape which again is not considered to have an adverse impact on the listed building.

It is proposed to introduce new lifts accessing all levels. Again this installation of the lifts, thereby enabling the building to be brought into use, would not have an adverse impact on the listed building.

Overall the proposals for The Globe concentrate on remaining true to the original design wherever possible, restoring or re-introducing materials, details and colours that are appropriate for this style of building and keeping the new accommodation to the back of the site where it will have no detrimental impact to the listed building but will provide much needed amenities for The Globe. Other areas of repairs or internal changes are considered to be sympathetic to the listed buildings with the finer details being subject to controlling conditions to ensure details are fully assessed and agreed prior to implementation, along with the details of the new shop front for 153 High Street. The application is recommended for approval.

## **RECOMMENDATION**

**That planning application 17/0755/LBC be approved subject to the following conditions and informatives;**

### **01 Time Limit**

The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

### **02 Approved Plans**

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

Plan Reference Number	Date on Plan
P-07	17 March 2017
P-04 REV A	29 March 2017
P-08	17 March 2017
P-06 REV A	29 March 2017
P-02	23 March 2017
P-09	23 March 2017
P-03	17 March 2017
P-05	17 March 2017
P-24 REV D	23 March 2017
P-22 REV C	28 March 2017
P-28 REV C	28 March 2017
P-26 REV E	29 March 2017
P(0)001	23 March 2017
P-25 REV C	17 March 2017
P-23 REV C	28 March 2017
P-27 REV C	28 March 2017
P-29 REV D	28 March 2017
P-35	29 March 2017

Reason: To define the consent.

### **03 Materials**

Notwithstanding the submitted plans, construction of the external walls and roof of the new extension to the rear of The Globe (back of House) shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control details of the proposed development in the interests of the character and appearance of the conservation area and listed building.

### **04 Shop Front of 153 High Street**

Notwithstanding the submitted plans, construction of new shop front to 153 High Street shall not commence until full details, including the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control details of the proposed development in the interests of the character and appearance of the conservation area and listed building.

### **05. Fascia Canopy**

Notwithstanding details hereby approved, the fascia canopy to the front of the building shall be constructed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to adequately control the development and its impact on the appearance of the listed building in accordance with saved Policy EN26 of the Stockton on Tees Local Plan.

### **06. Work schedule**

Notwithstanding details hereby approved there shall be no works carried out on, to or within the building which result in the removal or damage of any fixed part of the building unless in accordance with a schedule of works and working methods to be first submitted to and approved in

writing by the Local Planning Authority. The schedule shall include but not be restricted to detailing the following areas of works;

- a. Works to any existing light fittings,
- b. Works to the seating within the circle,
- c. Works to any plasterwork,
- d. Works to w.c's
- e. Works to all doors and fretwork grilles,
- f. Works to remove tiling to the façade,
- g. Extent of render repairs to the front elevation,
- h. Works to fall protection guarding,
- i. Works to the entrance including booking office, poster boxes and entrance doors.

Reason: In order to adequately control the work and working practices and their impact on the inherent value of individual parts of the listed building in accordance with saved Policy EN26 of the Stockton on Tees Local Plan.

#### **07. Stage**

Notwithstanding details hereby approved, no works to the stage shall be undertaken unless in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority

Reason: In order to adequately control the work and working practices and their impact on the inherent value of individual parts of the listed building in accordance with saved Policy EN26 of the Stockton on Tees Local Plan.

#### **08. Painting**

Notwithstanding details hereby approved there shall be no painting of external surfaces including but not restricted to walls, windows, doors and fret work grilles unless in accordance with a scheme of painting to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to adequately control the development and its impact on the appearance of the listed building in accordance with saved Policy EN26 of the Stockton on Tees Local Plan.

#### **09. Lighting**

Notwithstanding details hereby approved, there shall be no lighting installed to the front of the premises unless in accordance with a scheme of such to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In order to adequately control the development and its impact on the appearance of the listed building in accordance with saved Policy EN26 of the Stockton on Tees Local Plan.

#### **10. Window replacement**

Notwithstanding details hereby approved there shall be no replacement of windows to the building until a report has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the existing windows are incapable of being reasonably repaired or reused within the scheme. Prior to the removal of any windows, a scheme detailing the design, construction and maintenance of all windows to be replaced shall have been submitted to and approved in writing by the Local Planning Authority. Any replacement windows shall be undertaken in strict accordance with the approved scheme.

Reason: In order to adequately control the extent of any alterations associated with the historic fabric of the listed building in accordance with saved Policy EN26 of the Stockton on Tees Local Plan.

## **INFORMATIVE OF REASON FOR PLANNING APPROVAL**

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application

## **BACKGROUND**

1. The most recent planning history for the site consists of the following:

09/2976/COU - Application for restoration and upgrading of facilities for performance and multi-purpose venue and change of use of 153 High Street to a cafe/bar/bistro as an associated facility and as a standalone unit - Approved with Conditions on the 5th February 2010

09/2979/LBC Listed Building consent for restoration and upgrading of facilities for performance and multi-purpose venue and change of use of 153 High street to a cafe/bar/bistro as an associated facility and as a standalone unit- Approved with Conditions on the 5th February 2010

13/0167/LBC Listed Building Consent for the attachment of decorative netting to fascia- Approved with Conditions on the 20th March 2013

## **SITE AND SURROUNDINGS**

2. The site is located within Stockton Town Centre towards the northern end of the High Street. 153 High Street is designated Primary Shopping Frontage whilst the Globe is designated as Secondary Shopping Frontage within the local plan. Both units are located within the Stockton Town Centre Conservation Area, within an Article 4 area and both buildings are listed, Grade II.
3. There is a covered and secure access path between the two units with a vehicular access to the north of The Globe which wraps around to the rear of the property.
4. The properties are within a street scene of mixed style and mixed height development, although generally being 3 storeys in height.

## **PROPOSAL**

5. Listed building consent is sought for various internal and external alterations to enable The Globe to be brought back into use and 153 High Street to operate both as a standalone unit as well as in conjunction with the proposed restoration and upgrading of facilities in The Globe.
6. The main alterations that would require listed building consent would be;
  - New Shop Front to 153 High Street
  - Partial demolition of the back of house accommodation at The Globe
  - New Back of house extension to The Globe
  - External Alterations, including the repair of the Globe frontage and erection of a new canopy
  - Internal alterations, including the repair and re-laying of the stalls where necessary to create space for 746 seats plus new bars to the sides and rear. The seating will be removable and will be stored on trolleys under the stage to create a clear floor area suitable for a standing audience of 2200 for live events. The Circle will be

restored to provide seats for 840. Existing toilets will be refurbished and new toilet provision created at Stalls, Entrance and Circle levels to meet current standards. Additional toilets, offices and technical support spaces are to be accommodated on the upper floors of No. 153, and Debenhams fire escape will be redirected.

- Removal and replacement of the stage

7. The layout remains largely unaltered with emphasis placed on the unaltered front elevation of The Globe being restored to its original Art Deco character.
8. An associated full application is also under consideration for the change of use and external alterations (Application: 17/0754/COU).

## **CONSULTATIONS**

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

10. Historic England

A suitably large inter-war theatre and cinema at the edge of one of England's largest market places the Globe makes an important contribution to Stockton's High Street. Its refurbishment and re-use will markedly contribute to the on-going regeneration of the centre of Stockton. Consequently Historic England warmly welcomes the application.

The informed reinstatement of the theatre's frontage will do much to enhance the listed theatre but we note that an opportunity is missed by not installing a more sympathetic frontage to no.153 The High Street (separately listed grade II). Whilst the design of the new shop front may reflect that of the theatre to which its use is shared it does not respond well to the much earlier historic character above it. More thought to its design should be able to come up with a solution that respects the parent building and its neighbour without becoming another pastiche design. We urge you to explore this possibility.

Paragraph 131 of the NPPF asks local planning authorities to consider the value of sustaining heritage assets, such as listed buildings, through continued sympathetic use and recognising the economic and social value this brings. Overall the proposal strongly supports this aim.

Recommendation: Historic England supports the application on heritage grounds but recommends further consideration of the shop front design to 153 High Street.

11. Theatres Trust

I write regarding the above planning and listed building applications for the restoration and refurbishment of the Grade II listed The Globe 'super-theatre' for use as a multi-purpose entertainment venue. The Trust supports the applications.

Remit: The 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 through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted on planning applications which include 'development involving any land on which there is a theatre'.

Background: The Globe opened in 1935, built to designs by Newcastle architect Percy Lindsay Browne. Designed as a ciné-variety 'super cinema theatre', it had full stage facilities with dressing rooms on three floors to support both live theatre and cinema. It became an ABC cinema in 1937, but still saw occasional live theatre use. The cinema closed in 1977 and was converted to a bingo hall, which continued until 1996, and has been vacant since.

Stockton's Globe is one of the few remaining and complete 'super cinemas theatres' in the UK, the majority of other examples having been subdivided and/ or extensively modernised. While the theatre has deteriorated due to lack of use and neglect, there have not been many significant changes or alterations since it was built in 1935. The ground floor frontage, which originally had shop fronts flanking the entrance, has now been tiled. Above this, the

modern stucco façade has fluted giant pilaster strips rising through two storeys to a stepped attic featuring two short, cubist towers. Internally much of the original ornament has survived. The auditorium has characteristic, almost unaltered ornament to the single balcony front, the side walls feature original stylised light fountains, and the broad, square proscenium remains intact.

Comment: The Theatres Trust actively encourages local authorities and theatre owners to revitalise cultural buildings as a catalyst for wider regeneration, to benefit the local economy, improve the conservation area, and support the cultural wellbeing of the local community. The Trust therefore supports this proposal to restore The Globe, including the conversion of the building at 153 High Street, to create a fully functioning live performing arts venue to bring it back into a sustainable and viable cultural use.

The Theatres Trust was involved in pre-application discussions for this project and agree the scheme proposes a sensitive restoration of the theatre that, in our opinion, enhances the special architectural interest or character of this heritage asset. We welcome the 'light touch' treatment proposed within the auditorium in terms of the stabilisation and restoration of the auditorium and plasterwork, with interventions mainly being made to meet building access and safety standards, provide WCs, and to flatten the stalls floor to make it suitable for both seated and standing events to maximise its use.

As with most historic theatre and cinema buildings, there is little opportunity to provide additional front of house facilities within the existing footprint of the building, and by their nature, they do not easily facilitate disabled access. The proposals indicate 2 new lifts to allow access to both stalls and circle levels of the auditorium and a further lift back of house within an extended dressing room block. The lift to access the stalls level is located within the auditorium footprint, however, in order to minimise the impact on the auditorium, a separate lift is located within the 153 High Street building to provide access to the circle level. Whilst the lift access to the auditorium is located away from the main auditorium access stair, this has been necessary to preserve the historic integrity of the auditorium and avoid alterations to the balcony. The current lift arrangement allows both choice of seating within the auditorium and good links to the new bar and WC facilities.

The proposal is supported by the conversion of the adjoining building at 153 High Street, which not only provides expanded bar facilities but also serves to provide space for offices, lift access to the stalls and upper levels of the auditorium, and also much needed additional toilet facilities and circulation space. We note the bar in this building will be operated as both a bar for events at the Globe and also as a standalone venue that is open at other times, and, and the Trust supports this, as most performance venues need additional ancillary functions and uses of this nature to help establish income streams and diversify their business models.

We also support the rebuilding and extension of the back of house/ dressing room wing to provide modern and additional spaces, and recognise this is important in order to attract artists and performers to the venue and does not affect areas of heritage significance.

In summary, the Trust considers that the proposed refurbishment works for the Stockton Globe Theatre provides a sensitive and considered approach to the historic asset, maintaining the building's architectural integrity but also greatly improving the ancillary facilities, through enhanced levels of comfort, safety and amenity for the users of the venue. The Trust would therefore recommend granting planning and Listed Building Consent.

12. Councillors  
No objections
13. Society For The Protection Of Ancient Buildings  
No comments received
14. Council For British Archaeology  
No comments received
15. The Georgian Group

No comments received

16. The Victorian Society  
No comments received
17. Ancient Monuments Society  
No comments received
18. Twentieth Century Society  
No comments received

## **PUBLICITY**

19. Neighbours were notified and the application was advertised in the local press and by way of a site notice. No comments have been received

## **PLANNING POLICY**

20. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan. Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

### **National Planning Policy Framework**

21. 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.
22. The application will be considered in line with the Planning (Listed Buildings and Conservation Areas) Act 1990
23. 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"

### **Local Planning Policy**

24. The following planning policies are considered to be relevant to the consideration of this application.

Saved Policy EN26 of the adopted Stockton on Tees Local Plan

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building, and its architectural or historic interest is not adversely affected.

## **MATERIAL PLANNING CONSIDERATIONS**

25. The main planning consideration in regards to this application is the effect of the development on the grade II Listed Building.
26. Sections 16, 66 and 72 of the Listed Buildings Act requires the Local Planning Authority 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.
27. 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 they should be conserved in a manner appropriate to their significance.
28. The works detailed within the drawings and accompanying documentation are based around The Globe being predominately reused as a music venue and the majority of the building would remain unaffected. The previous use as a bingo hall has resulted in additional internal walls being constructed to make lobby areas, a bar, a food serving area and bingo tables being located to the main floor area. The majority of the remaining building has been almost entirely unaffected by the bingo hall use. As such, what appears to be the original plasterwork, doors and windows, circle seating and other details still exist, thereby retaining the majority of the buildings historic value.
29. Policy EN26 of the Local Plan as well as national guidance requires any works to listed buildings to be in keeping with the character and appearance of the original building and its architectural or historic interest. It is considered that the reuse of the building, the limited works being proposed and the removal of non-historic features being proposed would comply with this guidance. However, in order to ensure that works do not affect key elements of the building such as the external facade and the internal plaster work and to ensure that any replacements are suitable in material, detail and scale, several conditions have been recommended. The stage area will also need to be removed and replaced due to damage. This does not appear to be original, however conditions have been recommended to ensure full details are submitted prior to work commencing on these elements.
30. At the back of The Globe there are significant and essential alterations planned, partly to house the Back-of-House accommodation in a location where it can be naturally lit and ventilated and partly to enlarge the space available for both performers and the necessary technical equipment while making all levels fully accessible. The original accommodation has been severely damaged by long-term water penetration through the roof. By demolishing this part of the building down to street level an opportunity is created to provide adequate dressing-rooms, proper welfare facilities, additional levels, good circulation and has the added benefit of opening up access to the structure of the main auditorium on a side where there is considerable evidence of serious water damage and the need for remedial work to be carried out. The proposed extension is located to the rear of the Globe and will not significantly harm the main historic fabric of the listed building or any features of significance. It is considered that with the use of sympathetic materials which has been conditioned that the proposed extension will not have a significant adverse effect on the character and appearance of the listed building.
31. A new entrance for deliveries is proposed in the rear wall with a canopied cover. Inside the building, behind acoustic doors, a large platform lift will lower materials to stage level.

These alterations are not considered to have a significant adverse effect on the character and appearance of the listed building.

32. The drawings show a canopy to the front elevation, details of this are limited and as such a condition is recommended in order to agree the final details.
33. Subject to adequate control of the detailed works, English Heritage and the Theatres Trust are generally in support of the works to the buildings as they will result in the reuse of the theatre for live performances whilst having limited impacts to the building.
34. The proposed plans show a new shop front to 153 High Street, and whilst the principle of a new shop front to replace the existing recent frontage is acceptable, Historic England have suggested that a more sympathetic frontage could be installed. They consider that whilst the design of the new shop front reflects that of the theatre it does not respond well to the much earlier historic character above it. The applicant has agreed to explore other design options to reach a solution that respects the parent building and its neighbour without becoming another pastiche design. A condition has been recommended to ensure the design is given more consideration and full details of the new shop front will be revised to reflect the comments from Historic England. The only significant alteration to the layout of 153 High Street is the re-routing of the existing Debenhams fire escape, which again is not considered to have an adverse impact on the listed building.
35. The multiple levels of the theatre building means that accessibility is a major issue. It is proposed to introduce new lifts for both front-of-house and back-of-house, accessing all levels. Again this installation of the lifts, thereby enabling the building to be brought into use, would not have an adverse impact on the listed building.
36. Overall the proposals for The Globe concentrate on remaining true to the original design wherever possible, restoring or re-introducing materials, details and colours that are appropriate for this style of building and keeping the necessary introduction of new accommodation to the back of the site where it will have no detrimental impact on the listed building and will provide much needed amenities for The Globe. Other areas of repairs or internal changes are considered to be sympathetic to the listed buildings with the finer details being subject to controlling conditions to ensure details are fully assessed and agreed prior to implementation.

## **CONCLUSION**

37. Overall it is considered that the proposal is generally in accordance with the thrust of the guidance within the listed buildings and conservation areas act, planning policies and the development would assist in supporting the reuse of listed buildings.
38. The proposed extensions and alterations are acceptable in principle and will not have an adverse impact on the listed building and it is recommended that the application be Approved with Conditions for the reasons specified above.

**Director of Economic Growth and Development Services**  
**Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062**

## **WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Stockton Town Centre</b>
<b>Ward Councillor(s)</b>	<b>Councillor P Kirton</b>
<b>Ward Councillor(s)</b>	<b>Councillor Di Hewitt</b>

## **IMPLICATIONS**

**Financial Implications:** None

**Environmental Implications:** See 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**

Stockton on Tees Local Plan Adopted 1997

Alteration Number 1 to the Adopted Local Plan – 2006

Core Strategy – 2010

SPD4 – Conservation and Historic Environment Folder

Application Files