

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

7th November 2018

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT**

18/0574/REV

153 - 157 High Street, Stockton-on-Tees, TS18 1PL

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 No. 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 8th November 2018

SUMMARY

Planning permission 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.

Members will recall that planning permission and listed building consent were granted for works to the Globe and 153 High Street in 2017. These works have commenced on site with the design process being reviewed to adapt to unforeseen construction issues within the buildings.

The proposed revisions are considered to be acceptable and will not adversely impact on the character and appearance or significance of the listed building or the amenities of the surrounding area including neighbouring properties.

No objections have been received and the application is referred to planning committee for determination under the Council's Scheme of Delegation as it exceeds the definition of minor development.

The application is recommended for approval with condition as set out in the officer's report.

RECOMMENDATION

That planning application 18/0574/REV 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);

Plan Reference Number	Date on Plan
07682-SPACE-ZZ-00-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-01-DR-A-01-0001	1 October 2018

07682-SPACE-ZZ-02-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-03-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-04-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-05-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-06-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-B1-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-B2-DR-A-01-0001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-01-5001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-02-0001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-01-5001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-02-0001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-02-0002	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0002	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0003	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0004	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0005	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0006	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0007	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-03-0008	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-04-0001	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-04-0002	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-04-0003	1 October 2018
07682-SPACE-ZZ-ZZ-DR-A-04-0004	1 October 2018
07682-SPACE-ZZ-ZZ-	1 October 2018

DR-A-04-0006
07682-SPACE-ZZ-03- 1 October 2018
DR-A-01-0001
07682-SPACE-ZZ-02- 1 October 2018
DR-A-01-0001
07682-SPACE-ZZ-01- 1 October 2018
DR-A-01-0001
07682-SPACE-ZZ-00- 1 October 2018
DR-A-01-0001

Reason: To define the consent.

02. 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.

03. Shop Front of 153 High Street

Notwithstanding the submitted plans, construction of the external surfaces of the new shop front to 153 High Street shall not commence until full details of 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.

04. Use of 153 High Street

The use hereby approved for 153 High Street shall not be brought into use until the adjacent premises (The Former Globe Theatre) has been brought into use as a performance and multipurpose venue unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the change of use does not compromise the vitality and viability of the town centre and to comply with Policy S4 of Alteration No. 1 of the Stockton on Tees Local Plan.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative 1: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative 2: Stellar Art /pavement protection

The applicant is reminded of the installation of the art feature within the front paving area at the Globe, adequate provision must be made during any construction works to ensure adequate protection is given to this feature and all existing paving shall be protected. Should any damage occur, this shall be repaired to match the existing materials, mortar etc.

BACKGROUND

The most recent planning history for the site is set out below:

17/0754/COU 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 No. 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit. Approved with conditions 24th May 2017

17/0755/LBC 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 No. 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit. Approved with conditions 24th May 2017

18/0405/ADV Erection of 2.4 metres high by approximately 45.6 linear metres of site hoarding with scheme graphic, comprised of 38 x 1.2m composite boards(retrospective) Approved with conditions 20th April 2018

An associated application for listed building consent is pending consideration:

18/0575/LBC-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 No. 153 High Street from vacant retail unit with residential accommodation above to be to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit.

SITE AND SURROUNDINGS

1. 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 and both buildings are listed, Grade II.
2. 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.
3. The properties are within a street scene of mixed style and mixed height development, although generally being 3 storeys in height.

PROPOSAL

4. The application is a revised proposal 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 No. 153 High Street to bar/bistro plus toilets and administrative offices to support The Globe and to function as an occasional stand-alone unit
5. Since initial submission of the application design revisions have taken place and superceding plans submitted these include, amongst other works:

6. More extensive works to the structure of 153 High Street due to previously unknown structural issues (unsupported chimneys)
7. The design of the Globe roof structure has been fundamentally re-designed to relocate plant equipment and incorporate a new roof structure over the original roof.
8. Various alterations to reflect the comments raised by the Theatres Trust; set out in summary below:
 - removal of historically irrelevant blue tiling to main Globe façade and reinstatement of marble and jade banding to match original
 - reinstatement of slate plinth matching original to main Globe façade
 - restoration / repair of original green vertical terrazzo to Middle Street elevation of main Globe façade
 - removal of louvre screening to plant at roof level on Middle Street Elevation and Rear (Fly Tower) Elevation and replacement with integrated acoustic screening as part of main rendered façade system and incorporation of limited louvred openings within façade fenestration
 - omission of brick slip clad element on Middle Street Elevation
 - rationalised contemporary “shopfront” to number 153 High Street

CONSULTATIONS

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

Highways Transport & Design Manager

General Summary

The Highways, Transport and Design Manager has no objection to this application.

Highways Comments

Previous comments still apply as below:

This proposal is for the refurbishment of The Globe and the change of use of 153 High Street. There is no incurtilage car parking associated with this site however the site is within Stockton Town Centre and is well served by public car parking and public transport links. Taxi/private car drop off and pick up can be accommodated within the nearby bus laybys after 7pm which would tally with the peak hours of this proposal. There are no highway objections.

Landscape & Visual Comments

There are no landscape and visual objections to the proposed changes. It is noted that an External Feature Lighting drawing has been provided; Drawing no. ZZ-ZZ_DR_A_63-0001 which satisfies the previous request for information relating to external lighting and therefore a condition relating to this matter is no longer required.

Environmental Health Unit

I have checked the documentation provided regarding the amended drawings of the canopy. I have no objections or comments with regards to the amendments.

Historic England

Thank you for your letter of 25 April 2018 regarding the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Opened in 1935 and built to the designs of Newcastle's architect Percy Lindsay Browne, the grade II listed Globe picture theatre in Stockton is one of the few remaining and complete 'super cinema' theatres in the country. Its significance is high, not only as one of the exclusive 3% buildings constructed between 1900-1944 with listed status, but as an important landmark within Stockton Town Centre Conservation Area. The building, in spite of its recent history of undergoing closures and changes of use, still maintains much of its original fixtures and fittings and, apart from the merits of its internal decoration, its handsome art deco façade constitutes one important landmark of Stockton's High Street, adding diversity and richness to this lively main street.

Therefore, the proposal for restoring and re-opening the Globe as a performance and multipurpose venue is much welcomed, as it will allow bringing back the building to its former glory to be enjoyed and celebrated by the community, as well as representing a major step forward towards the regeneration of the conservation area.

The proposed layout is clearly an enhancement of the previous scheme in what respects to a clearer and neater arrangement of spaces. Internal structural changes and replacement of fixtures and fittings remains extensive but we acknowledge this is a response to prior wear and tear and the need to be compliant with current standards. The frontage of no. 153 is also much improved, with the result being a more sympathetic intervention to that particular buildings and its context. Paragraph 137 of the NPPF encourages local authorities to look for new development within Conservation Areas to enhance or better reveal their significance. The proposal is clearly a positive step forward to the enhancement of the conservation area. Likewise paragraph 132 asks that great weight should be given to the conservation of listed buildings, which this proposal supports. As always with proposals of this scale care should be put into its detailing and conditions to guarantee final quality.

Recommendation

We support the application, subject to the details agreed with your in-house conservation specialists.

Theatres Trust

Thank you for again consulting Theatres Trust on the above applications following the submission of further amendments to proposed plans.

In our previous response of 16th May 2018 we provided a number of comments related to design and layouts which we felt would improve the future operation and ongoing sustainability of the Globe. We are delighted that most of these, including the points we considered to be of the highest priority, have been taken on board and reflected within these revised plans. We welcome for example the better and safer arrangement of toilets, the resolution of potential acoustic disruption arising from the toilets and rear bar, the provision of a fully accessible dressing room with shower and WC and improved lift access. Externally, the re-design and re- location of plant equipment removes the need for an unsympathetic external truss. We support the other external design improvements cited in the applicant's covering letter.

Our only major reservation would be that the proposed wheelchair accessible office to the entrance level is effectively a store cupboard with minimal space and detached from other staff, therefore we consider it to be an inadequate solution. We would strongly encourage this aspect of the proposal to be reconsidered and for the main office accommodation to be made accessible. We would also advise that the separation doors in the main auditorium/stalls bar will need careful fixing so as to avoid unnecessary harm to the building's historic fabric, and for the junctions to be appropriately detailed.

Once again we support and welcome this exciting proposal for Stockton and look forward to the Globe being restored and brought back to use. We continue to recommend the granting of planning permission and listed building consent

Natural England

Natural England has no comments to make on this application.

No comments were received from Ward Councillors, Cleveland Police, Principal Environment Officer and Joint Amenity Societies.

PUBLICITY

Neighbours were notified and no comments were received.

PLANNING POLICY

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 January 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

The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

Paragraph 85. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Paragraph 127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

Paragraph 180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

Paragraph 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal

Paragraph 200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably

Local Planning Policy

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

Core Strategy Policy 1 (CS1) - The Spatial Strategy

1. The regeneration of Stockton will support the development of the Tees Valley City Region, as set out in Policies 6 and 10 of the Regional Spatial Strategy 4, acting as a focus for jobs, services and facilities to serve the wider area, and providing city-scale facilities consistent with its role as part of the Teesside conurbation. In general, new development will be located within the conurbation, to assist with reducing the need to travel.

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

- 1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.
- 3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

Core Strategy Policy 5 (CS5) - Town Centres

2. Stockton will continue in its role as the Borough's main shopping centre. Up to 2011, the need for additional capacity can mostly be met through committed developments and the occupation and reoccupation of vacant floorspace. Beyond 2011, there may be a requirement to bring forward new retail developments within the town centre in the first instance, to improve quality and widen the range of the shopping offer in the Borough. The creation of specialist roles for Stockton, for example as a sub-regional historic market town, or through the concentration of a mix of ethnic retailers or small independent chrysalis stores, will be supported. Other initiatives will include:
- i) Improving the main approaches to the town via the Southern, Eastern and Northern Gateways, through creating new development opportunities and promoting environmental improvements;
 - ii) Promoting a balanced and socially inclusive cultural sector and 24-hour economy across the town centre, particularly in the vicinity of Green Dragon Yard;
 - iii) Providing additional leisure opportunities, and other town centre uses, in accordance with Planning Policy Statement 4: Planning for Sustainable Economic Growth;
 - iv) Improving pedestrian links to the riverside.

Core Strategy Policy 6 (CS6) - Community Facilities

2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.

Saved Policy S14 of Alteration No 1 of the adopted Stockton on Tees Local Plan,

Proposals for Use Class A3, A4 and A5 'Food and Drink' development will be permitted in the defined retail Centres listed in Policy S1, where the proposal is in accordance with the following retail locational policies:-

- 1) Within the Defined Stockton Town Centre, subject to Policies S4, S5 and S6;
- 2) Within the defined District Centres except Yarm, subject to Policy S7;.
- 3) Within the defined Yarm District Centre, subject to Policies S8;
- 4) Within the defined Local and Neighbourhood Centres, subject to Policies S10;
- 5) Outside of the defined retail Centres, proposals for A3, A4 and A5 uses will only be permitted if there are no suitable units available within the defined Centres, or there are justified exceptional circumstances that necessitate such a location.

Proposals for all Use Class A3, A4 and A5 uses will be considered against the following criteria:-

- i) the level of traffic generated and the provision of parking facilities, both in terms of highway engineering considerations and the general amenity of the area;
- ii) any adverse impact of proposals on residential amenity in terms of smell, noise, litter fumes and disturbance;
- iii) the provision of adequate and effective fume extraction and filtration equipment;
- iv) the provision of facilities for litter within and adjoining the premises;
- v) the secure provision for trade waste, stored in an out of sight location;
- vi) where appropriate, conditions limiting the late night opening may be applied.

Saved Policy S16 of Alteration No 1 of the adopted Stockton on Tees Local Plan,

Planning permission for new shop fronts will only be permitted provided they meet the following criteria:-

- i) Design must be in keeping with the character, scale, colours, materials, proportions, and period of the building and wider street scene.
 - ii) Existing independent access to upper floors is maintained.
 - iii) Corporate shop fronts and logos should maintain the appearance of the building or wider street scene.
 - iv) Where two or more units are to be joined into one unit, the frontage should maintain the appearance of more than one unit in order to maintain the visual balance of the street.
 - v) One hanging sign is permitted per unit which must measure no more than 600mm wide by 1000mm tall, and 35mm deep, and be fixed at least 2400mm from the ground at its lowest point, but below the first floor window sill at its highest point.
 - vi) Where illumination is required it should be sited externally.
 - vii) Security shutters must be of a grille design that allows the window display to be seen, and unless there are justified reasons that prevent it, must be installed on the inside of the window;
 - viii) Other security devices must be an integral part of the shop front and not be visually obtrusive.
- In the designated Conservation Areas or for Listed Buildings, additional controls may be placed on shop front design in the interests of maintaining the distinctive character and appearance of those areas or buildings.

Saved Policy S4 of Alteration No 1 of the adopted Stockton on Tees Local Plan,

Within the Primary Shopping Frontage of Stockton Town Centre as defined on the Proposals Map there is a presumption in favour of retaining retail (Use Class A1) uses. Proposals for the development of, or change of use to, non-retailing use at ground floor level will be permitted providing that-

- i) The additional use results in no more than 10% of the sum total of the length of the Primary Shopping Frontages being in non-retail use
- ii) The proposal has no adverse affect on the amenity of the surrounding area in terms of level of activity associated with
 - 1.Noise
 2. Pollution
 - 3.Levels of traffic, and;
 4. Opening hours - where appropriate will restrict hours of business in accordance with the Councils Licensing Policy
- iii)The proposal would not result in a continuous grouping of more than two non-retail uses in the primary Shopping Frontage

Saved Policy S5 of Alteration No 1 of the adopted Stockton on Tees Local Plan,

Within the Secondary Shopping Frontage of Stockton Town Centre as defined by the Proposals Map, proposals for development or change of use at ground floor level will be permitted providing that: -

- i) The proposed change of use lies within retail (Use Class A1), bank and building societies (Use Class A2), offices (Use Class B1), hotels (Use Class C1), health facilities (Use Class D1), leisure facilities (Use Class D2) and sui generis uses;
- ii) The additional use results in no more than 40% of the sum total of the length of street frontages in non-retail use;
- iii) They have no adverse affect on the amenity of the surrounding area in terms of level of activity associated with: -
 - 1) Noise;
 - 2) Pollution;
 - 3) Levels of traffic;
 - 4) Opening hours - where appropriate will restrict hours of business in accordance with the Councils Licensing Policy;
- iv) The proposal does not conflict with Policy S18;
- v) The additional use would not result in a continuous group of more than four non-retail uses in the centre

Saved Policy EN24 of the adopted Stockton on Tees Local Plan

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

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.

Emerging Policy- Stockton-on-Tees Local Plan (Regulation 19 September 2017)

Policy SD4 - Economic Growth Strategy

1. Economic development needs will be directed to appropriate locations within the Borough to ensure the delivery of sustainable economic growth.

2. Proposals for the redevelopment of previously developed land, in particular prominent sites which have been derelict for a significant period of time, will be supported

10. Stockton Primary Shopping Frontage will be the main location for new retail development to 2032, whilst the wider town centre will be the main location for new leisure and evening economy uses.

11. Proposals for new town centre uses will be directed to suitable and available sites and premises in the centres within the following Town Centres Hierarchy

A) Stockton

- The largest shopping centre within the Borough containing the Primary Shopping Area, an administrative function and evening economy.

MATERIAL PLANNING CONSIDERATIONS

Background/Principle of development

9. The proposal is to restore and re-open the Globe as a performance and multi-purpose venue, retaining the major elements of the building to be used as in the past but upgrading certain elements such as toilet and bar provision and DDA access to reflect current expectations. The adjacent property, No. 153 High Street, presently vacant, will be converted into a cafe/bar/bistro and linked to The Globe to provide a pre-performance venue and a facility for catering for the variety of events which may be held in the theatre. It is anticipated that this facility would also be open at times when The Globe is not in use. Proposed works notably include the provision of a new shop front to 153 High Street and the only significant piece of new construction proposed for the site is a Back-of-House service tower to be built on the side of the stage house/fly tower to provide new dressing rooms, the stage door and security office.

10. Previous applications for similar works were submitted and approved in 2017 it is therefore considered that the principle of development of 153 High Street to be used in connection with the Globe has been accepted, the previous planning permission remains extant and it is not considered that there has been any shift in policy context that would require the principle of development to be re-examined. The emerging local plan has been through examination and is currently out to consultation on main modifications with adoption expected early 2018. The policy context for Stockton Town Centre and re-use of the Globe is consistent with prevailing and emerging policy town centre policy.

11. The proposed use of the Globe as an extant D2 use and the use of 153 High Street in conjunction with this use is therefore considered to be in accordance with the thrust of existing and emerging town centre Policy and will contribute to the vitality and viability of Stockton Town Centre as a whole and assist in economic growth and regeneration of the town centre and is therefore consistent with the economic growth aims of the NPPF.
12. Additionally, it is not considered that issues of noise and general amenity need to be reconsidered through this application. These were fully explored through the 2017 applications and were considered to be acceptable, due to the extant D2 use of the Globe and the town centre location. There has been no change in circumstances or neighbouring uses that would require a change in approach through the current application. Additionally the Environmental Health Team raise no objections to the works. It is therefore considered that the proposal is acceptable in these respects and will not lead to any undue adverse impact in respect of noise or nuisance and is considered to be in accordance with CS3(8) of the Core Strategy and of the NPPF.
13. Therefore, only the resulting changes of the revised proposal will be considered through the current application.

Impact on the listed building

14. Whilst changes to the original 2017 scheme are now proposed, these are as a result of evolving design process based on an informed understanding of the current condition of the building. The proposed works and impact on the fabric of the listed building are fully considered through the accompanying application for listed building consent (18/0575/LBC) The proposals have received letters of support from both Historic England and the Theatres Trust in respect of bringing the listed buildings back into use.
15. The Globe has been vacant for a significant period of time. During soft strip works unforeseen issues have arisen that require further alterations and change to the building.
16. Noticeably the rear of 153 High Street requires significant stabilisation works which is reflected in the proposed works. Internally to the Globe the extent of repair work required to the decorative plasterwork, a significant element of the buildings character and significance requires more extensive works than previously thought.
17. The most fundamental changes have required a redesign in terms of the roof structure and ability to achieve appropriate means of ventilation and extraction for the future venue. As a result it is now proposed to erect an independent roof structure that will essentially envelope the building without requiring significant structural works to the historic roof fabric. The proposed works are necessary if the fabric of the building is to be suitably conserved and any invasive works must be weighed against the practicalities of bringing such a building into re-use to ensure its long term survival and preservation as a building of historic interest.
18. Whilst the comments from the Theatres Trust in relation to the provision of an accessible office are noted. Full consideration has been given to the potential to re-site this by the architectural team. There are significant implications in looking to make level 2 of 153 High Street accessible by lift. Notably it would require, loss of upper circle seats, modification of pre-cast tiers, modification of upper circle steel work, modification of upper circle rear wall and building in of existing stair wall. All of which would have a significant impact on the historic structure of the building and surviving historic fabric. Therefore, whilst the need to provide appropriate provision for accessibility is of fundamental importance this must be balanced against the impact on the historic fabric of the building and it is considered that the compromise arrived it is an appropriate resolution. It should be noted that the facility will be subject to Building Control Regulations and compliance with appropriate disability regulations.

19. Such works are considered to bring significant public benefits in terms of conserving the building in a manner appropriate to its significance, in a use similar to its original intended purpose. The proposed works are considered to be necessary to allow the successful conversion and reuse of the building which requires a degree of adaptation and are considered to be in accordance with saved policy EN26 of the local plan, the NPPF and the listed buildings act and will not adversely impact on the character or appearance of the building or its overall significance.

Impact on the conservation area

20. Saved policy EN24 requires developments to be appropriate to the character and appearance of a conservation area and paragraph 200 of the NPPF encourages local authorities to look for new development within Conservation Areas to enhance or better reveal their significance. The proposal is clearly a positive step forward to the enhancement of the conservation area. Likewise paragraph 193 asks that great weight should be given to the conservation of listed buildings, which this proposal supports. Controlling conditions can be put in place to guarantee final quality.

21. Turning to the extension and alterations to The Globe, the main façade will be upgraded and repaired to bring it back to its former historic appearance. It is considered that this would have a positive impact on the character and appearance of the conservation area and this is also welcomed by Historic England and the Theatres Trust.

22. At the back of the building there are significant and essential alterations planned, partly to house the back-of-house accommodation and partly to enlarge the space available for both performers and the necessary technical equipment while making all levels fully accessible. The existing back stage accommodation will be demolished to allow the construction of a multi-level building extending beyond the height of the original building. Whilst the proposed extension to the rear is a significant size, it is located away from the main frontage of the listed building and the conservation area which is generally focussed on the historic High Street. It will not be readily viewable in key view points as a substantial new addition due to the set back from the High Street. Critically the proposed extension will enable the building to be brought back into use and provide needed usable space and facilities for the new venue. Additionally, this approach allows construction of an independent roof structure to envelope the existing building therefore allowing the historic roof structure to remain in situ, without significant alteration.

23. Whilst modern cladding materials are proposed these are considered to be of a complimentary palate to the historic construction materials of the Globe. Through the use of appropriate materials to ensure resulting quality, it is not considered that the proposed extension will have an adverse impact on the character and appearance of the conservation area or the setting of the listed buildings.

24. The proposals are therefore considered to accord with saved policy EN24 and will preserve and enhance the character and appearance of the Stockton Town Centre Conservation Area.

Impact on neighbouring properties

25. As set out previously issues of noise have already been considered through the 2017 application and found to be acceptable.

26. Whilst a larger and taller rear extension is now proposed it is not considered that this would have an undue adverse impact on neighbouring properties due to the surrounding relationship with buildings. The extension will be located towards a rear element of the Debenhams store, itself a significant sized building and the side elevation of the former Cordell offices currently used as a site offices for the Globe. Any re-use of this building can be adapted to suit the changing on site circumstances.

27. Additionally, it is not considered that the change in redesign of this rear structure or changes to the roof would have an adverse impact on the amenities of neighbouring properties in respect of outlook or amenity and the application is considered to be acceptable in these respects and accord with policy CS3(8).

Highway impacts

28. The Highways Transport and Design Manger has provided comments on the application stating that whilst no incurtilage car parking is available at the Globe however the site is within Stockton Town Centre and is well served by public car parking and public transport links. Taxi/private car drop off and pick up can be accommodated within the nearby bus laybys after 7pm which would tally with the peak hours of this proposal. Therefore no highway objections are raised.

29. This is an existing large D2 building within a main town centre location where there are sustainable links to public transport the proposal is therefore considered to be acceptable in respect of highway considerations and car parking.

CONCLUSION

30. It is considered that the proposal is in accordance with the thrust of the guidance of national planning policy and local planning policies and the development will contribute to the vitality, viability and the economic vibrancy of the town centre.

31. Furthermore, it will result in the reuse of long standing vacant listed buildings which will have a positive impact on the listed buildings and wider character of the conservation area.

32. The proposed extensions and alterations are acceptable and it is recommended that the application be Approved with Conditions for the reasons specified above

Director of Economic Growth and Development
Contact Officer Fiona Bage Telephone No 01642 526271

WARD AND WARD COUNCILLORS

Ward Stockton Town Centre

Ward Councillor(s) Councillor Paul Kirton

Ward Councillor(s) Councillor Di Hewitt

IMPLICATIONS

Financial Implications: No direct financial implications as a result of the 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

Stockton on Tees Local Plan Adopted 1997

Alteration Number 1 to the Adopted Local Plan – 2006

Core Strategy – 2010

Emerging Policy- Stockton-on-Tees Local Plan (Regulation 19 September 2017)

Supplementary Planning Documents

SPD4 – Conservation and Historic Environment Folder