

<b>Reference:</b>	1. 16/01387/BC3 & 2. 16/01287/LBC
<b>Ward:</b>	Chalkwell
<b>Proposal:</b>	1 & 2. Brick replacement and re-point main facade and front part of eastern and western elevations, repairs and repainting to stucco and stonework and rebuild dwarf retaining wall on eastern boundary and replacement of 1 window on the front elevation and 6 windows on the west elevation (Listed Building Consent)
<b>Address:</b>	Palace Theatre, 430 London Road, Westcliff-on-Sea, Essex SS0 9LA
<b>Applicant:</b>	Southend-on Sea Borough Council
<b>Agent:</b>	Alan Gadsen, Southend-on-Sea Borough Council
<b>Consultation Expiry:</b>	9 <sup>th</sup> September 2016
<b>Expiry Date:</b>	20 <sup>th</sup> September 2016
<b>Case Officer:</b>	Abbie Greenwood
<b>Plan Nos:</b>	Works Location Plan, PAL-04, XXXX-C-101, TP-01, TP-02, 1466-A-101, 1466-A-102, 1466-A-103, 1466-A-103, 1466-A-104, 1466-A-105
<b>Recommendation:</b>	<ol style="list-style-type: none"> <li>1. GRANT PLANNING PERMISSION</li> <li>2. GRANT LISTED BUILDING CONSENT</li> </ol>



## **1 The Proposal**

- 1.1 The application seeks to undertake a number of repair works to the building. The following works are proposed:
- Replacement of damaged bricks and repointing of the front and front section of the eastern elevation
  - Repairs and repainting to stucco and stonework
  - Rebuilt dwarf retaining wall to eastern boundary
  - Replacement of 1 window on the front elevation and 6 windows on the west elevation
- 1.2 The reasons for the works are general maintenance and to prevent deterioration of the listed building.

## **2 Site and Surroundings**

- 2.1 The Palace Theatre dates from 1912 and is a grade II listed building. It is still operational as a theatre but this has over the years required a number of alterations to the building to continue this use. The auditorium and historic frontage to London Road are considered to be the most significant elements of the listed building.
- 2.2 The theatre is located at a key junction on London Road and is a local historic landmark.

### **Planning Considerations**

- 3.1 The only consideration in relation to the application is the impact of the proposal on the character and significance of the listed building.

## **4 Appraisal**

### **Design and Impact on the Character of the Listed Building**

#### **NPPF; DPD1 (Core Strategy) policies KP2 and CP4; DM DPD Policies DM1 and DM5**

- 4.1 Paragraph 129 of the NPPF states that:

*‘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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’*

- 4.2 Core Strategy Policy KP2 seeks to ‘....respect, conserve and enhance ...the historic environment..’

*Replacement of damaged bricks and repointing of the front and front section of the eastern elevation*

- 4.3 Recent renovation works to the upper windows on the front section of the building enabled a closer inspection of the condition of the brickwork and this revealed that in a number of locations the faces of the brick were failing. This is because at some time in the past the building was repointed using strong cement pointing rather than the more flexible lime pointing which created pressure on the surface of the brick during the freeze and thaw cycles and trapping water within the wall. The result is a flaking of the front face of the brick which affects its structural integrity. The deterioration has been hastened by the building location facing north onto a busy junction which means that high levels of carbon deposits on the brickwork has caused further erosion and that the façade remains damp for longer after a period of heavy rain.
- 4.4 The whole of the front section of the building has been surveyed and this has revealed a number of locations where the bricks are so damaged that they have lost their structural integrity and need to be replaced. It is also necessary to remove the cement mortar and repoint the entire frontage section of the building with lime mortar. Lime mortar will allow the moisture from the back of the wall to migrate out and prevent further frost and thaw cycles from damaging the building. The proposal will make the building more durable for many years to come.
- 4.5 The submitted Brickwork Condition Survey identifies all areas where repair works are needed and provides a method statement for the works. The document seems comprehensive and thorough and there is therefore no objection raised to the recommended repairs as recommended within this document.

*Repairs and repainting to stucco and stonework*

- 4.6 The survey also revealed that in a number of places the stucco and stonework to the gables and the façade decoration has become fractured and is also in need of repair. In these instances it is proposed to point and surface fill the cracks and repaint. As with the brick repairs and repointing it is considered that the repairs to the stucco and stonework is required to ensure this future integrity of the building.

*Rebuilt dwarf retaining wall to eastern boundary*

- 4.7 On the eastern boundary of the building there is a dwarf retaining wall between the theatre and the adjacent property, the Plough Public House. This has been badly damaged by self-seeding saplings and has failed. It is proposed that this is rebuilt like for like including a new close boarded fence above and new reinforced strip footing below. The site visit revealed that bricks are already coming loose where the pressure is becoming too great and it is clear that this wall needs to be rebuilt. There is therefore no objection to this element of the proposal.

*Replacement of 1 window on the front elevation and 6 windows on the west elevation*

- 4.8 Two of the windows proposed for replacement are the original frames but the site visit confirmed that they were in a poor state of repair. The remaining 5 windows on the west elevation are modern replacement which are of an inappropriate design and currently detrimental to the historic character of the building.

- 4.9 Consent was recently granted for replacement windows on the upper levels of the front façade which were also in a very poor condition. The proposed replacement windows sections and design details replicate those previously approved. It is considered that the proposed new windows will restore some of the lost historic character will on balance have a positive impact on the historic character of the building.
- 4.10 Overall the proposed repairs works should ensure that the historic character of the building is maintained and should safeguard the future of the building as a working theatre. Historic England have not objected to the application.
- 4.11 The proposal is therefore considered to be acceptable.

## **5 Planning Policy Summary**

- 5.1 NPPF (The National Planning Policy Framework)
- 5.2 DPD1 Core Strategy Policies KP2 (Development Principles) and CP4(The Environment and Urban Renaissance)
- 5.3 DPD2 DM Policies DM1 (Design Quality) and DM5 (Southend-on-Sea's Historic Environment)
- 5.4 SPD1 The Design and Townscape Guide

## **6 Representation Summary**

### **Historic England**

- 6.1 Historic England would have no objections should your authority be minded to approve the application for listed building consent for the works.

### **Public Consultation**

- 6.2 19 neighbours were individually consulted on these applications and a site notice was displayed. No responses have been received at the time of writing.

## **7 Relevant Planning History**

- 7.1 16/00704/LBC - Replace existing windows to north elevation – granted 2016
- 7.2 15/01984/LBC and 15/01977/BC3 - Install external fire escape staircase to rear and convert two existing windows to access doors at second floor – granted 2016
- 7.3 13/00774/LBC and 13/00807/BC3 – replace existing rooflight to atrium – granted 2013
- 7.4 06/01539/LBC – Retain relocated ladies and gents toilets, internal alterations to relocate box office and construct additional fire escape to ground floor (retrospective) – granted 2006

**8 Recommendation**

**GRANT PLANNING PERMISSION for 16/01387/BC3 subject to the following conditions:**

**01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

**Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.**

**02 The development hereby permitted shall be carried out in accordance with the approved plans Works Location Plan, PAL-04, XXXX-C-101, TP-01, TP-02, 1466-A-101, 1466-A-102, 1466-A-103, 1466-A-103, 1466-A-104, 1466-A-105**

**Reason: To ensure that the development is carried out in accordance with the Development Plan.**

**03 The proposed brick replacement, stonework and stucco repair and repointing to the front section of the building shall be that identified in the Brickwork Condition Report and shall be carried out in accordance with the method outlined within the report.**

**Reason: To protect the special architectural or historic interest of the listed building as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, DM DPD Policy DM1 and DM5 and SPD1 (Design and Townscape Guide).**

**04 The replacement bricks shall match the existing bricks in terms of size, colour, texture and porosity and the replacement mortar shall be lime based and the mortar mix shall not be stronger than the bricks it is supporting.**

**Reason: To protect the special architectural or historic interest of the listed building as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, DM DPD Policy DM1 and DM5 and SPD1 (Design and Townscape Guide).**

**05 Works to the brickwork including repointing should not be carried out when temperatures are below 5 degrees and in extreme heat above 20 degrees and should be protected from inclement weather, cold and extreme sunlight. All repairs shall be undertaken using small hand tools not mechanical tools.**

**Reason: To ensure that the future integrity of the repair works are not compromised by the conditions and that that no additional damage is caused to the existing façade in accordance with Core Strategy Policies KP2 and CP4 and DM DPD Policy DM5 and the NPPF.**

**GRANT LISTED BUILDING CONSENT for 16/01287/LBC subject to the following conditions**

**01 The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

**Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.**

**02 The development hereby permitted shall be carried out in accordance with the approved plans Works Location Plan, PAL-04, XXXX-C-101, TP-01, TP-02, 1466-A-101, 1466-A-102, 1466-A-103, 1466-A-103, 1466-A-104, 1466-A-105**

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**The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. Detailed analysis is set out in a report prepared by officers.**