

<b>Reference:</b>	17/01560/BC3	
<b>Ward:</b>	Milton	
<b>Proposal:</b>	Render building	
<b>Address:</b>	Cliffs Pavilion, Station Road, Westcliff-On-Sea, Essex, SS0 7RA	
<b>Applicant:</b>	Southend on Sea Borough Council	
<b>Agent:</b>	Metson Architects	
<b>Consultation Expiry:</b>	09.10.2017	
<b>Expiry Date:</b>	07.11.2017	
<b>Case Officer:</b>	Janine Rowley	
<b>Plan Nos:</b>	TP-01; TP-02 Revision A; TP-03 Revision A	
<b>Recommendation:</b>	<b>GRANT PLANNING PERMISSION</b>	



## **1 The Proposal**

- 1.1 The application submitted by the Council proposes to alter sections of the building's north, east, south and west elevations from mosaic ceramic tiles to grey through coloured render.
- 1.2 The Design and Access Statement accompanying the application states the proposal is necessitated due to some existing areas of external ceramic wall tiles de-bonding and falling from the upper levels of the building within public areas around the perimeter of the premises. The applicant has confirmed the proposed works are part of a wider regeneration scheme for the Cliffs Pavilion.
- 1.3 During the course of the application the applicants have omitted the proposal to remove the maintenance door to the south elevation and now retain the intermediate mesh walkway and associated suspension cables.

## **2 Site and Surroundings**

- 2.1 The application site is to the south of Station Road at the top of sloping land above Western Esplanade to the south. The existing building is therefore elevated and prominent in views from the seafront and public gardens. The Pavilion is used as a theatre/performance venue with ancillary cafes and circulation spaces.
- 2.2 Residential properties lie to the North and West and commercial properties to the North West.
- 2.3 There are no site specific policy designations covering the land or building on them. Shorefield Conservation Area is to the North East and the open area of amenity land to the South East is designated as Public Open Space. The site part of the Southend Central Area in the Council's Development Management Document.

## **3 Planning Considerations**

- 3.1 The key considerations are the principle of the development, design, impact on the character of the area and the impact on residential amenity.

## **4 Appraisal**

### **Principle of Development**

**National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009)**

- 4.1 This proposal is considered in the context of the National Planning Policy Framework 2012 and Core Strategy Policies KP2 and CP4. Also of relevance is Development Management Policy DM1 which relates to design. These policies and guidance support works to properties in most cases but require that such alterations and extensions respect the existing character and appearance of the building.

Subject to detailed considerations, the proposed alterations to the building are considered to be acceptable in principle.

**Design and Impact on the Character of the Area:  
National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009)**

- 4.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the National Planning Policy Framework as well as Policies DM1 and DM3 of the Development Management Document and Policies KP2 and CP4 of the Core Strategy. The Design and Townscape Guide also states that the Council is committed to good design and will seek to create attractive, high-quality living environments.
- 4.3 The proposal seeks permission for external elevational changes associated with the carrying out of repair and maintenance work to the areas of external ceramic wall tiles, which are de-bonding. These existing light and dark grey ceramic tiles which are bonded to the external wall envelope of the building with adhesive are to be replaced with high quality smooth light grey through-coloured render. The proposed render is considered to improve the quality of the building's appearance and therefore no objection is raised on design or character grounds.

**Impact on Residential Amenity:  
National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, Development Management Document (2015) Policies DM1 and DM3 and Design and Townscape Guide (2009)**

- 4.4 Policies DM1 and DM3 of the Development Management Document and CP4 of the Core Strategy refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive living environment for its occupiers whilst not having an adverse impact on the amenity of neighbours.
- 4.5 Given that the proposal involves solely changes to the external materials it would have no harmful effects on the light, privacy, outlook or relationship with neighbouring properties in terms of amenity.

**Community Infrastructure Levy**

- 4.6 No floorspace would be created and therefore the proposed development is not CIL liable.

**5 Conclusion**

- 5.1 Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development is acceptable as it would not cause material harm to the character or appearance of the site, or the surrounding area. The scheme is acceptable in terms of neighbour amenity considerations. This application is therefore recommended for approval subject to conditions.

## **6 Planning Policy Summary**

- 6.1 National Planning Policy Framework
- 6.2 Core Strategy (2007) Policies KP2 (Spatial Strategy) and CP4 (Development Principles)
- 6.3 Development Management Document (2015) Policies DM1 (Design Quality), DM3 (The Efficient and Effective Use of Land).
- 6.4 Design and Townscape Guide (December 2009)
- 6.5 Community Infrastructure Levy Charging Schedule

## **7 Representation Summary**

### **Public Consultation**

- 7.1 Four site notices were posted at the site on the 13<sup>th</sup> September 2017. Two letters of representation have been received stating:
  - The Cliffs Pavilion is unique in its design and gives the impression of a ship when viewed from Western Esplanade. To remove a part of the exterior would completely alter the design and so take away its very character
  - The walkway is an intrinsic architectural feature of the building.
  - The metal walkway echo's the cornice overhanging the top of the south and east glazed elevations together with the supporting stainless steel cabling creates a strong maritime impression.

These concerns are noted, were taken into account in the assessment of the application and have been addressed through subsequent amendments.

## **8 Relevant Planning History**

- 8.1 The application site is the subject of a lengthy planning history. The relevant planning history is as follows:
- 8.2 Alter north west elevation to allow existing lifting equipment to be raised to 9.3 metres high (part retrospective)- Granted (09/00008/BC3)
- 8.3 Install replacement windows and doors to South elevation at ground floor- Granted (15/00865/FUL)
- 8.4 Install replacement windows to ground floor foyer and first floor pavilion restaurant- Granted (15/01152/BC3).

**9 Recommendation**

**Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

- 01 The development hereby permitted shall begin not later than three years from the date of this decision.**

**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 following approved plans: TP-01; TP-02 Revision A; TP-03 Revision A.**

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

- 03 The development hereby permitted shall only be carried out using Monocouche render colour reference. XF Light Grey, unless otherwise agreed in writing by the local planning authority.**

**Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of the area. This is as set out in the National Planning Policy Framework (2012), Core Strategy (2007) Policies KP2 and CP4, and Design and Townscape Guide (2009).**

**The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.**

**Informative**

**You are advised that as the proposed alterations to your property do not result in new floorspace and the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See [www.southend.gov.uk/cil](http://www.southend.gov.uk/cil) for further details about CIL.**