

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

13th September 2017

Planning Application 17/00796/LBC

Strengthening work required to a deflecting purlin in the roof area above the auditorium.

Palace Theatre, Alcester Street, Town Centre, Redditch, Worcestershire, B98 8AE.

**Applicant: Redditch Borough Council
Ward: Abbey Ward**

(see additional papers for site plan)

The author of this report is Sue Lattimer, Planning Officer (DM), who can be contacted on Tel: 01527 881336 Email: s.lattimer@bromsgroveandredditch.gov.uk for more information.

Site Description

The Palace Theatre is sited on the corner of Alcester Street and Grove Street within the pedestrianised area of Redditch Town Centre.

The Theatre was built by the architect Bertie Crewe and opened in August 1913; it supports an Edwardian main auditorium on two levels and a modern studio/meeting space and frontage.

The Palace Theatre is a Grade II Listed Building.

Proposal description

Strengthening work is required to a deflecting purlin in the roof area above the auditorium in order to prevent further deflection and possible damage to the roof finishes as a result

One purlin in the roof area above the auditorium is showing signs of excessive deflection/bowing with horizontal shakes and is opening up at the mid-span splice joint. The purlin is carrying the weight of a 1200mm diameter duct on top of the normal roof load, but does not directly support the ceiling. On the advice of the Structural Engineer strengthening work is required to prevent further deflection and possible damage to roof finishes as a result.

Relevant Policies

Borough of Redditch Local Plan No. 4

Policy 36: Historic Environment

Policy 37: Historic Buildings and Structures

PLANNING COMMITTEE

13th September 2017

Others

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

There have been a variety of applications on the site most recently for the installation of Silicon Photovoltaic Cells (2011/098/LBC and 2011/097/RC3) and proposals to strip and re-roof the area over the Auditorium (2010/105/LBC)

Consultations

The Theatres Trust

Supports the Application 24.08.17

Heritage Advisor

No objection to the work proposed. 17.08.17

Public Consultation Response

Site notice posted 3rd August 2017 expires 24th August 2017.

Press Notice displayed 11th August 2017 expires 25th August 2017.

No representations received.

Assessment of Proposal

The issue for consideration with respect to this proposal relates to the impact of the works upon the special architectural and historical interest of the Listed Building. Along with the Policies of the BoRLP No4 the NPPF requires at paragraph 131 that LPAs take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses
- consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including
- their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.'

The Council's heritage advisor has been consulted and has no objections to the necessary work to this Listed Building. It is noted that the works require no removal of historic fabric from the building and that by strengthening the existing purlin this will avoid the need to remove and replace this element in the future. The specification and

PLANNING COMMITTEE

13th September 2017

materials are detailed on the submitted plans within the submission and are controlled by condition.

RECOMMENDATION:

Redditch Borough Council, having regard to the development plan and to all other material considerations, is minded to approve Listed Building Consent subject to the following conditions and requests that the Secretary of State for Communities and Local Government supports this view and Grants Listed Building Consent subject to those conditions;

Recommended Conditions

- 1) The development to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan

Existing ceiling/Floor over Auditorium Drawing no. 129-116-01

Indicative location of purlin requiring strengthening Drawing no RBC/GSL8/3

Internal layout Drawing no RBC/GSL8/8

Purlin Strengthening Details Drawing no. 129-119-01

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

- 1) The local planning authority is aware of the requirement in the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with applicants in a positive and proactive manner, seeking solutions to problems arising from applications.

In this case the applicant submitted a scheme that raised no material issues and required no further negotiation or amendment. The proposal therefore delivers a policy compliant sustainable form of development.

REDDITCH BOROUGH COUNCIL

**PLANNING
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13th September 2017

Procedural matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.

Furthermore as the applicant for the proposed works is Redditch Borough Council Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990, does not allow for the Borough Council to be the determining Authority. It is therefore necessary to refer the application to the Secretary of State for Communities and Local Government in order that he can determine the proposal.