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45/2015/0451 & 45/2015/0452 - APOLLO BINGO, RHYL

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Denbighshire Boundary



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WARD : Rhyl West

WARD MEMBER(S): Cllr Ian Armstrong (c)
Cllr Joan Butterfield (c)

APPLICATION NO: 45/2015/0452/ LB

PROPOSAL: Internal and external refurbishment, provision of covered smoking area to front and installation of internally illuminated projecting signs, replacement fascia lettering and facade lighting (Listed Building Application)

LOCATION: Apollo Bingo Club High Street Rhyl

APPLICANT: Mr Mark Jepp
Majestic Bingo Ltd

CONSTRAINTS: Listed Building

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – Yes
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – community council objection

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL:

“Objection the proposal would be detrimental to the visual appearance of the Listed Building.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Conservation Architect: no objections

RESPONSE TO PUBLICITY:

None received

EXPIRY DATE OF APPLICATION: 2/7/15

REASONS FOR DELAY IN DECISION (where applicable):

- delay in receipt of key consultation response(s)
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Listed building consent is sought for internal and external refurbishment, provision of covered smoking area to the front and installation of internally illuminated projecting signs, replacement fascia lettering and facade lighting.

- 1.1.2 The covered area would be created by erecting a mono-pitch roof with parapet fascia between the entrance foyer, and adjacent retail unit. The external finish would match the existing fascia of the entrance foyer.
- 1.1.3 The proposed roof area would be 3.1metres above street level, and project 2.1metres from the front elevation of the building.
- 1.1.4 Internally the proposal would involve:
 - Replace secondary entrance doors which link foyer to existing arcade area from 2 nr. double doors to a single central double door, reinstating one set of the removed double doors and framework.
 - Remove existing escalator and fill exposed ceiling/roof void to closely match existing with subtle new features mirroring the Art deco style.
 - Reconfigure ramped access to raised flooring area with the existing arcade to suit new floor layout following removal of the escalator.
 - Form new stud partitioning under balcony area of main hall to increase the existing arcade gaming offer. The new wall structure will be part glazed to the ceiling line to provide a subtle connection between 'existing and new'. The new wall details pick up on the existing high level fret cut detailing to the rear of the main hall to create a mirrored view from the main hall side of the existing rear wall details. The wall will create a defined break/ sound break between arcade areas and main hall bingo seating so not to interrupt customers when seated for Bingo.
 - Refurbish the existing stage area to incorporate bingo seating and tables removed to allow for the proposed new Arcade room and relocated to the stage to replace lost bingo seating numbers.
 - Internal decoration and careful repairs throughout to existing internal walls and ceilings. Minor refurbishment works to bar, booksales and servery counters to modernise and reflect the Majestic/ Apollo brand style.

1.2 Description of site and surroundings

- 1.2.1 The building is a grade II listed building, and occupies a prominent location on one of the main routes into Rhyl.
- 1.2.2 The building is a former Odeon cinema constructed in 1937. It is constructed of red brick, and is detailed in an 'Art Deco' style, with tiled façade to the entrance. There are 4 vacant retail units adjacent to the proposed site of the covered smoking shelter.
- 1.2.3 The surrounding uses are predominantly commercial and retail.

1.3 Relevant planning constraints/considerations

- 1.3.1 The building is a Grade II listed building, located in the Rhyl Conservation Area

1.4 Relevant planning history

- 1.4.1 Planning permission was granted in 2012 for a similar scheme, however, given the minor changes to the external finishes and the buildings listed status, it was considered that a fresh planning application and listed building consent application were required.
- 1.4.2 An application for planning permission has been submitted along side this current application.
- 1.4.3 There has also been an application for advertisement consent submitted which deals with the new signage and lighting.

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

45/2012/0893.LB - Listed Building Application for replacement external signs and external refurbishment to existing entrance to 133 High Street and replacement of shopfronts to 135, 137, 139 and 141 High Street, and internal alterations GRANTED – 24/10/2012

45/2012/0762/PF - Alterations to existing façade, erection of canopy/shelter to High Street elevation and replacement shop fronts to 135, 137, 139 & 141 High Street GRANTED 24/10/2012

45/2012/0763 - Alterations to existing façade including display of externally-illuminated fascia sign, internally-illuminated hanging sign and internally-illuminated letters sign GRANTED 24/10/2012

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy RD1 – Sustainable development and good standard design
Policy PSE8 – Development within town centres
Policy VOE1 - Key areas of importance

3.1 Supplementary Planning Guidance

Listed buildings
Conservation Areas

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014
Technical Advice Notes

WO Circular 61/96

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 2014 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Impact on listed building and conservation area

4.2 In relation to the main planning considerations:

- 4.2.1 Principle
Policy VOE1 allows for the alterations to listed buildings where it is demonstrated that the architectural or historic character of the building will not be detrimentally harmed. This reflects advice contained in W/O Circular 61/96 which emphasises the requirement for LPA's to "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".

W/O Circular 61/96 also suggests that consideration should be given to the importance of the building (including any inherent architectural or historic merit), particular physical features of the building (such as building features specifically referred to in the list description), the setting of the building (including its contribution to the local scene, and, any substantial benefits (economic for example) which the works may bring to the community.

It is considered therefore, that subject to the considerations outlined above, that the proposal is considered acceptable in principle.

- 4.2.2 Visual amenity (including impact on Listed building and conservation area)
Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Policy VOE 1 looks to protect sites of built heritage and conservation areas from development that would adversely affect them. Development proposals should maintain and wherever possible, enhance these areas for their characteristics, local distinctiveness and value to local communities.

The proposed external alterations would include repair work and extension to the existing canopy. The proposed extension would mirror the form of the existing canopy and extend it by 5 metres in width, and 2.1 metres in depth. The fascia would be in the corporate colours of Apollo bingo. The key alterations within the building are the removal of escalator and introduction of a stud partition wall. The Councils' Conservation Architect has not raised an objection to the proposal.

It is considered that the additional canopy is designed to reflect the art deco origins of the building, and given the scale of the building, would appear as a low key addition. The internal alterations are considered to represent an investment in the building with the purpose of increasing the income for the business. It is not considered that the alterations would be detrimental to the historic character of the building and would help keep the business viable. With respect to the Town Councils comments, it is not considered that the proposal would have an adverse impact upon the character and appearance of the listed building.

5. SUMMARY AND CONCLUSIONS:

- 5.1 It is considered that the proposal would not be unacceptable in terms of its impact upon the character of the listed building or surrounding conservation area. The proposal is therefore considered to comply with adopted planning policy.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

The reason for the condition is :-

1. To comply with the provisions of the 1990 Listed Buildings Act.