

Application Number: LB/2019/0585

Belgrade Theatre Belgrade Square

Listed Building Consent: Installation of PV panels on office roof, and providing a new weather screen to third floor deck access and painting of the building.

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	Yes – Grade II

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, HE2

CCAAP 2017: Policy CC2
NPPF 2018

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Notification letters sent as per the communications report.

Site Notice posted 15/03/19.

Press Notice posted 21/03/19.

No representations received.

RELEVANT HISTORY

Various, most recent/relevant:

LB/2019/0185 Listed building consent for refurbishment of the theatre's auditorium: Granted 25/03/19

Concurrent planning application FUL/2019/0499: Pending

CONSULTATION RESPONSES

Conservation: No objection, following submission of additional details. Conditions requested.

ISSUES

Site description

The application site relates to the Grade II listed Belgrade Theatre, considered a prime example of Coventry's 1950's civic architecture. The site is located within the Leisure and Entertainment Area of the city centre.

Proposal

Listed building consent is sought for the installation of PV panels on office roof and associated access ladder/guard rail and the provision of a new weather screen to third floor deck access and painting of the building.

Assessment

Section 66 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

NPPF Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. NPPF Paragraph 196 indicates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as in this case, this harm should be weighed against the public benefits of the proposal.

Local Plan Policy HE2 reflects NPPF policy and states that development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.

The CCAAP Policy CC2 'Enhancement of Heritage Assets' states, amongst other things, that all development relating to heritage assets shall be undertaken sympathetically and seek to preserve or enhance their setting.

The Conservation Officer has commented that this application seeks consent for the installation of solar panels/photovoltaic array to the roof as part of the theatre's green initiatives in the run up to the City of Culture 2021. The Conservation Officer raises no objection to the implementation of PV panels. Whilst positioned to the front and return elevations of the building, the array is to be placed onto a four storey flat-roof section (onto a roof membrane installed 18 years ago - thus not considered historic fabric) and so the visibility of the array will generally be limited from ground level.

The Conservation Officer notes that the panels will necessitate the installation of a guardrail and ladder onto the building. This is evidently necessary for servicing the panels, and they are set fairly well back on the roof slope but may have some visibility and the intended finish of the rails and ladder has been requested, as has clarification on the retractable nature of the ladder, which is suggested on plan. The applicant does not have full details and has asked for this to be conditioned to which the Conservation Officer is agreeable.

In terms of the proposed new weather screening to the third floor the conservation Officer confirms no objection, as it is contained within a sheltered, less architecturally significant part of the building.

It is also proposed to paint sections of the building to the north and apply a clear acrylic corner protector. There is no general objection to this; however Conservation Officer has requested confirmation that the painting is the same colour with further detail on the protector. The applicant has confirmed that the paint colour area is as the original scheme (with supporting plans) and provided details of the acrylic corner protection. The Conservation Officer has no objection to these elements.

The development proposal will lead to less than substantial harm to the significance of a designated heritage asset and through careful design and control via the suggested conditions the public benefits of the proposal are identified as the further investment and enhancement of this popular public building and its green credentials.

A condition is suggested requiring solar equipment to be removed when it is no longer needed.

CONCLUSION

In view of the acceptable principle and details the scheme accords with development plan policies and therefore the application is recommended for approval.