

OFFICER REPORT

Planning Ref:	LB/2020/1523	
Site:	Belgrade Theatre Corporation Street	
Ward:	St Michaels	Parish:
Existing Floor Space:	-	
Proposed Floor Space:	-	
Net Floor Space:	-	
Proposed Number of Units:	-	
Proposed Number of Affordable Housing Units:	-	
Within Green Belt?	No	
Visible from Green Belt?	No	
Within Conservation Area?	No	
Listed Building?	Yes- Grade II	
Proposal:	Listed Building Consent for refurbishment of existing retail unit	
Case Officer:	Liam D'Onofrio	

POLICY GUIDANCE

Local plan

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

CCAAP: Policy CC2

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- Notification letters sent as per the communications report.
- Site notice posted 07/08/20.
- Press Notice posted 13/08/20.
- No representations received.

RELEVANT HISTORY

- Various, the most recent/relevant:
- LB/2019/2252 and FUL/2019/1708 Refurbishment of existing cafe / restaurant at ground and first floor incorporating No.73 Corporation Street and associated alterations: Granted 10/09/20 and 27/08/20.

CONSULTATION RESPONSES

- Conservation: No objection

SITE DESCRIPTION

The application site relates to an existing shop unit fronting Corporation street, which forms part of the Grade II listed Belgrade Theatre complex, which is 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 DESCRIPTION

Listed Building Consent is sought for the refurbishment of the existing shop front, replacement of the rear door with a new door and internal alterations including the removal of a staircase and creation of an internal doorway to enable access from the theatre into the unit for use as a beer store/workshop.

The applicant has confirmed in a supporting e-mail dated 16/09/20 that the finish to the internal screen is an anodised bronze finish, reference 'Dura Colour Bronze No 7' supplier by Owen Coyle. The finish to the new external door to the rear Beer store is also Anodised Bronze, but supplier by Schucho and *Dark Bronze PAN 34*.

The applicant has confirmed that the front elevation will be unchanged, and by 'refurbishment' they mean the existing shop front will be cleaned and repaired with no change in materiality.

ISSUES AND 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 notes that the application is for the refurbishment of one of the ground floor retail units to form a theatre workshop and beer store. The list description designates the retail units as 'not of special interest'. The refurbishment will have special regard to the desirability of preserving the special interest of the listed building in the terms of Sections 16 and 66 of the 1990 Listed Buildings Act and no objection is raised.

The conservation officer notes that the DAS/Heritage Statement attached to the application includes development principles for the whole of the theatre complex and that it should be clear that consent for the refurbishment of the retail unit does not grant or imply consent for other works included in the DAS/Heritage Statement.

The applicant has confirmed that the DAS was only included to show to context of the whole development, and the works relate to the shop unit only. The DAS has not therefore been included within the approved plans/documents condition.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - a) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - b) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

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