



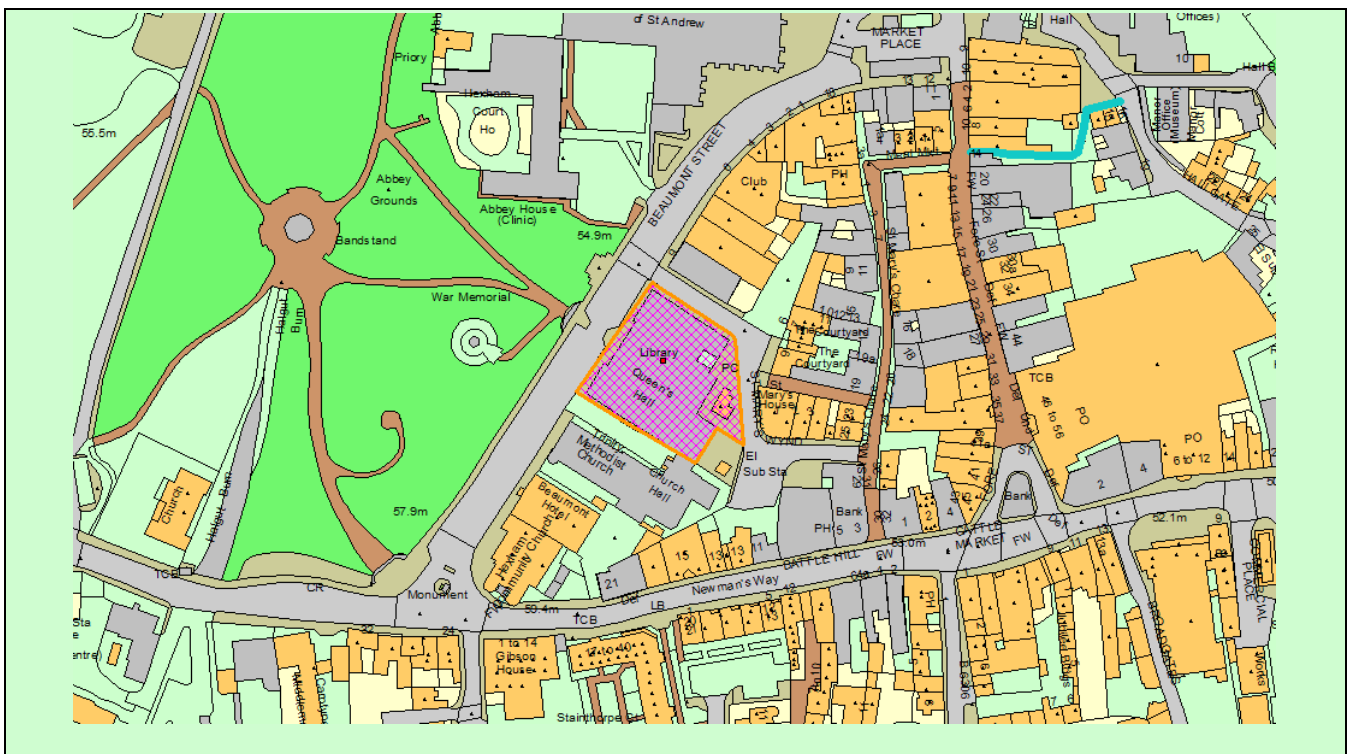
Northumberland

County Council

Tynedale Local Area Council Planning Committee

10 July 2018

Application No:	18/01757/LBC		
Proposal:	Listed building consent for refurbishment of Green Room and adjacent changing rooms as a Studio Theatre		
Site Address	Queens Hall, Queens Hall Arts Trust, Beaumont Street, Hexham, NE46 3LS		
Applicant:	Mr Geoff Keys, Queens Hall, Queens Hall Arts Trust , Beaumont Street, Hexham, NE46 3LS	Agent:	Tim Bailey, Xsite Architecture, Arch 6, Stepney Bank, Newcastle Upon Tyne, NE1 2NP
Ward	Hexham Central With Acomb	Parish	Hexham
Valid Date:	16 May 2018	Expiry Date:	11 July 2018
Case Officer Details:	Name: Mr Neil Armstrong Job Title: Senior Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk		



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction

- 1.1 This application falls to be determined by Members of the Tynedale Local Area Council Planning Committee, in accordance with the Council's current Scheme of Delegation, as Northumberland County Council has an interest in the application site being a tenant of the building.

2. Description of the Proposals

- 2.1 Listed building consent is sought for internal alterations to the Queen's Hall building on Beaumont Street in Hexham. The building is Grade II listed and is located within the town centre and within the Hexham Conservation Area.
- 2.2 As set out within the supporting information submitted with the application, Queen's Hall is an established arts venue that has been incrementally developing its audience experience and programming offer since 2001. Northumberland County Council has recently refurbished the central library space in the building providing wider Council services and accommodating Council staff on the mezzanine balcony.
- 2.3 Following the completion of the work by the Council, Queen's Hall Arts wants to progress work to bring the Green Room, a space under the floor of the main theatre space, into productive use as a programmable theatre space. The new theatre space would be of a studio theatre scale and be flexible enough to accommodate theatre, music, spoken word, dance, rehearsal and conference events.
- 2.4 The proposals all relate to creating accessibility to the Green Room and its associated facilities, which involves the following:
- The creation of a mezzanine level within the Green Room to provide wheelchair access and access to a technical area for the control of sound and lighting for shows. A doorway from the existing ground floor landing will provide access to this area.
 - The attachment of 'bleacher' (retractable) seating to the wall of the Green Room.
 - The affixment of a stairlift to the internal wall of the staircase down to the Green Room.
 - The bricking up of the kitchen hatch and central doorway within the Green Room to be bricked up to match the existing wall.
 - The entrance door is to be moved further along the wall so as not to clash with the extended bleacher seating rake.
 - The shower and WC provision is to be reorganised to provide separate facilities for two sets of performers.

3. Planning History

Reference Number: 12/03291/LBC

Description: Listed Building Consent for Internal alterations to convert rehearsal room to studio theatre / gallery at lower ground floor level

Status: PERMITTED

Reference Number: 13/00138/CCD

Description: The installation of a radio repeater and antenna on the grounds of Hexham Queens Hall. Antenna being mounted on the rear of the building on red brick wall by way of aluminium pole.

Status: PERMITTED

Reference Number: 13/00139/LBC

Description: The installation of a radio repeater and antenna on the grounds of Hexham Queens Hall

Status: PERMITTED

Reference Number: 17/02933/DISCON

Description: Discharge of condition 5 (method statement stairs) of approved planning application 17/01608/LBC

Status: PERMITTED

Reference Number: T/20030197

Description: Construction of access ramp

Status: PERMITTED DEVELOPMENT

Reference Number: T/950993

Description: LISTED BUILDNG CONSENT: Proposed non-illuminated sign to replace existing to the side of

Status: PERMITTED

4. Consultee Responses

Hexham Town Council	No objections or comments
NCC Building Conservation	Building Conservation raise no objections to these proposals and do not consider that there is any harm caused to the significance of this grade II listed building.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	13
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site notice - Listed Building Consent: 31 May 2018
Press notice - Hexham Courant: 7 June 2018

Summary of Responses:

None received

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=P8RWCSQSGKS00>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Local Plan (2000)

GD2 - Design Criteria for development
BE21 - Alteration and extension to Listed Buildings

Tynedale Core Strategy (2007)

Policy BE1 - Principles for the built environment

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2012)
National Planning Practice Guidance (NPPG) (2014, as updated)

7. Appraisal

- 7.1 The application seeks listed building consent for the works as described and the main issue to consider is the effect of the proposal upon the special character, appearance and setting of the listed building. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant listed building consent for any works the local planning authority shall 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.
- 7.2 Policy BE1 of the Tynedale Core Strategy sets out principles for the built environment. BE1(a) seeks to conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.
- 7.3 Policy BE21 of the Tynedale Local Plan states that proposals for the alteration or extension of listed buildings will be granted consent where:
- a) the essential character of the building is retained and its features of special interest remain intact and unimpaired; and,*

- b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the listed building; and,*
- c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the listed building; and,*
- d) the proposal meets the requirement of general development policy GD2.*

- 7.4 Policy GD2 of the Local Plan states that development will be required to respect the positive characteristics of the District's natural and built environment, and to conform to a number of design criteria set out within the Policy. Of those, part (a) requires the design to be appropriate to the character of the site and its surroundings, existing buildings and their setting, in terms of the scale, proportions, massing, positioning and appearance of buildings, use of materials, structures and landscaped and hard surfaced areas. The general design criteria set out in Policy GD2 are useful, in this respect, in assessing whether proposals are compliant in policy terms with BE21 and as such are relevant to the determination of this application. In addition, there is a clear requirement in Policy BE21 for applications to be compliant with GD2 - and the two are therefore viewed concurrently in determining applications for listed building consent.
- 7.5 Paragraph 129 of the NPPF advises that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 131 of the NPPF advises that in determining planning applications, local planning authorities should 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.
- 7.6 Given the nature of the works and potential impact upon the listed building consultation has taken place with the Building Conservation Officer (BCO). The BCO has assessed the application and advises that the proposals do not involve any alterations to the historic fabric of the building and do not affect its character or appearance. On this basis they raise no objection to the proposals and do not consider that there is any harm caused to the significance of this Grade II listed building. The proposal would therefore be in accordance with Policies GD2 and BE21 of the Local Plan, Policy BE1 of the Core Strategy and the NPPF.

Equality Duty

- 7.7 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the

responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.8 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.9 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.10 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.11 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 The proposals do not involve any alterations to the historic fabric of the building and do not affect its character or appearance. On this basis it is not considered that there is any harm caused to the significance of this Grade II listed building. The proposal would therefore be in accordance with Policies GD2 and BE21 of the Local Plan, Policy BE1 of the Core Strategy and the NPPF.

9. Recommendation

That this application be GRANTED consent subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

1805 1002 P1.1 – Proposed Floor Plan

1805 1004 P1.1 – Proposed Elevations

1805 1009 P1.1 – Proposed Cross Building Section

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning.

Background Papers: Planning application file(s) 18/01757/LBC