

Item No: 6
Application No: 16/00150/LBC Author: Aidan Dobinson Booth
Date valid: 29 January 2016 ☎: 0191 643 6333
Target: 25 March 2016 Ward: Whitley Bay
decision date:

Application type: listed building consent

Location: Spanish City Dome, Marine Avenue, Whitley Bay, Tyne And Wear, NE26 1BG

Proposal: Listed building consent for the refurbishment of the dome, including two extensions to the east and west elevations to include a new visitors entrance, an accessible lift and feature stair. First floor extension to the ground floor roof. Reinstatement of previously removed 1910 historic features, including new cupolas to the existing towers, loggias to both terraces at first floor level. Reinstatement of shopfronts, doors and windows and the removal of the central floor area within the dome at first floor level

Applicant: Business And Economic Development, North Tyneside Council, FAO Mrs Julie Bews North Tyneside Council First Floor Left, Quadrant The Silverlink North Cobalt Business Park North Tyneside NE27 0BY

Agent: ADP LLP, FAO Miss Cassie Burgess-Rose First Floor Cathedral Buildings Dean Street Newcastle Upon Tyne Tyne And Wear NE1 1PG

RECOMMENDATION: Minded to grant referred to Sec of State

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1. Background

1.1 Members will recall previous applications for planning permission (14/00687/FUL) and listed building consent (14/00686/LBC), which were both approved in 2014. These applications represented a 'minimum restoration' approach of what could be delivered without the Heritage Lottery Funding and were required in order progress with the Compulsory Purchase of Carlton Bingo's remaining interest in the Dome. The Compulsory Purchase Order was confirmed in 2015 and the Heritage Lottery Funding Bid progressed. The Dome has been successful in securing £3.5M of Heritage Lottery Funding and this allows for a 'maximum restoration' scheme which includes additional restoration works and hence the need for this application.

2. Main Issues

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2.1 The main issue in this case is the impact of the proposal upon the character and appearance of the grade II listed building.

3. Description of the Site

3.1 The Spanish City is situated on Promenade in Whitley Bay overlooking The Links and the North Sea. There is a link road constructed to the rear of the Dome, and vehicular traffic no longer passes along the front of The Dome. Immediately adjacent to the Dome is Carlton Bingo, which is a large red brick building with a pitched roof. To the south west lies Marine Park First School and to the south lies Whitley Park.

3.2 The Spanish City Plaza is set to the north of the Dome, which has improved the public realm surrounding it.

3.3 The Spanish City buildings are Grade II listed and were listed in 1986 for their Group Value. The buildings comprise the dome area, which has last used as an amusement arcade on the ground floor and a nightclub on the first floor, the main entrance and former retail units on the front facing onto Promenade.

4. Description of the Proposed Development

4.1 The proposal seeks listed building consent for;
Refurbishment of the dome, including two extensions to the east and west elevations to include a new visitors entrance, an accessible lift and feature stair. First floor extensions to the ground floor roof. Reinstatement of the previously removed 1910 historic features, including new cupolas to the existing towers, loggias to both terraces at first floor level. Reinstatement of shopfronts, doors and windows and the removal of the central floor area within the dome at the first floor level.

5. Relevant Planning History

06/03646/LBC – Alterations and extensions comprising:

Two storey rear extension to provide for a new DDA compliant access.

Demolition of side extension to ballroom to reveal 1920's extension

Removal of rear extension to reveal original 1920's extension

Removal of rear extension to reveal original rotunda and replacement fenestration.

Consent 13.04.07

09/00343/LBC – Retrospective Listed building consent for rebuilding of kitchen and east gable wall of the rotunda.

Consent 28.05.09

09/00535/LBC – Installation of new flagpole above refurbished lantern.

Withdrawn.

09/01711/LBC – Replace existing asphalt roof to Rotunda with new insulated single ply roof covering. New fall arrest system to Dome. Installation of landyard fixing on stair tower from flagpole.

Consent 11.11.09

09/02167/LBC – Demolition of non-original west end extensions and fire escape. Reinstatement of west end fenestrated gable. Installation of temporary decorated plywood panel blocking to opened-up original window and door opening throughout the building. Re-construction of 1910 design loggias and tower tops to northern elevation. Reinstatement of plaster mouldings to the north elevation shop front fascias. Render repairs and new white paint coating to whole building, colour to be RAL 9010.

Withdrawn 09.11.09.

10/00467/LBC – Removal of asphalt and board covering to Rotunda deck. Insertion of additional steel joists to strengthen deck for crowd usage. New boarding, insulation and Permanite asphalt finish with grey concrete promenade tiles to enable public access. Removal of c1988 low parapet wall to north elevation and construction of a new brick parapet wall and handrail to original 1910 design. Repairs/replacement to all other parapet walls and handrails. Removal of c1972 timber roof to the front tower tops. Construction of new asphalt covered concrete capping slabs to front Towers to carry refurbished statues. New cavity wall ties to front towers and other areas.

Consent 03.06.10.

14/00686/LBC – Reinstatement of previously removed 1910 historic features, including new higher tower tops, loggias to first floors of both wings, shopfronts, doors and windows to all elevations. Removal of the modern steel fire escape staircase from the first floor of the rotunda over the west wing.

Consent 16.07.14

6. Development Plan

6.1 North Tyneside Unitary Development Plan (adopted March 2002).

Direction from Secretary of State under paragraph 1(3) of Schedule 8 of Town and Country planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside UDP.

7. Government Policy

7.1 National Planning Policy Framework

7.2 National Planning Policy Guidance

7.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in determining development proposals. Due weight should be attached to Development Plan policies according to the degree to which any policy is consistent with the NPPF.

PLANNING OFFICERS REPORT

8. Main Issues

8.1 The main issue in this case is the impact of the proposed works on the character and appearance of the Grade II Listed Building.

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8.2 Character and Appearance

8.3 Paragraph 131 of NPPF advises that in determining applications, local planning authorities should take account of other matters the desirability of sustaining and enhancing the significance of heritage assets and outing them to viable uses consistent with their conservation.

8.4 Policy E17/3 of the UDP states that development resulting in the alteration or addition of a listed building, which would adversely affect its special architectural or historic interest, will not be permitted.

8.5 The proposed works can be broken down into sections of work and each section will be analysed in turn.

8.6 Loggias

8.7 Colonnaded loggias on each wing to the north elevation were removed between 1971 and 1973, probably because of rot within their timber structure. It is proposed to rebuild these in steelwork with GRC cladding and ornament, similar to the original 1910 design, using historic photographs. The balustrades between the columns will be re-constructed to the 1910 designs.

8.8 Tower Tops

8.9 The decorative cupola capped Tower Tops of the north elevation, along with the copper figures were removed between 1972 and 1973, the towers were louvered 4.5m and the copper dancing girls re-installed on the flat tower tops. It is now proposed to remove these figures and rebuild the taller decorative tops and cupolas using rendered brickwork, concrete and decorative Portland cement moulded features or GRC to the 1910 design, by using historic photographs and original drawings.

8.10 Shopfronts, Doors and Windows

8.11 These will be reinstated using joinery details from the few salvaged doors and windows together with historic photographs. All windows and doors within the original historic fabric shall be replaced using designs to match the original arrangements. Concertina security shutters are to be provided to each of the bays on the north elevation. It is proposed that new fabric canopies be provided to the shops of the North Range. Although this is not as the original arrangement, the applicant considers that it would be more in-keeping with the age of the building than a fixed glazing canopy.

8.12 Details Friezes/Moulding to the North Range

8.13 Casts have been taken of the remaining freezes, to enable further details to be re-created and installed on the facade in line with the historic records.

8.14 First Floor of the Rotunda

8.15 When the building was first constructed the central rotunda was a double height space with balcony surrounding. It is unclear of the exact date when the central area of the floor was installed, however the original balcony and structure remains intact. It is proposed that the later floor and central columns are removed, providing the double height space once again and reinstating the

balcony and balustrading. Visually the ring of 1 columns will once again return the full height and in proportion with the space.

8.16 Original surfaces and Finishes restored and repaired within the rotunda

Reinstatement is proposed of the decorative plaster cornices, moulded plasterwork, decorative pilasters, general plasterwork and column encasement within the rotunda to reflect the original designs.

8.17 Repair of Render and Surface of façade and Dome

Propriety render and paint system is proposed to be utilised to all of the existing external facades, dome and historic details. This is proposed to be white to all existing rendered areas.

8.18 New moderns and contemporary extensions are proposed to either end of the wings. These would be used to house the heating and cooling facilities to control the temperature of the Dome. This will also mean that less of the facilities need to be accommodated within the original part of the Dome, which means that it will be less intrusive.

8.19 A new modern and contemporary extension is also proposed to the rear which will provide level access. This will also help preserve the original entrance to the front of the Dome, which would otherwise need to be altered to provide level access.

8.20 Historic England have been consulted and state that the scheme is very welcome as a major step forward towards the rescue and re-use of the Dome. They go on to state that they are delighted that a restorative approach is being taken to some of the most significant lost features of the buildings, including the loggias and the tower tops. In particular, removal of the inserted rotunda first floor will be a triumph, restoring one of the most remarkable architectural spaces on Tyneside and reinforcing the buildings original status as 'a peoples palace.'

8.21 The provision of modest replacement extensions to a design which is clearly of its time is a neat way of addition the services and facilities needed to bring the building back into use in such a comprehensive way without putting pressure on the complex and significant internal layout of the building.

8.22 The Tyne and Wear Historic Buildings Officer has been consulted and following the submission of amended plans that address his previous concerns has no objections subject to conditions.

8.23 Conclusions

8.24 The proposals will enhance and improve the significance of the heritage asset and will subject to conditions not adversely affect its special architectural or historic interest and will comply with the advice in NPPF and policy E17/3 of the North Tyneside UDP.

8.25 For the reasons given above and having regard to all matters raised, it is recommended that North Tyneside Council should indicate that they are minded to grant listed building consent and refer the matter to the Secretary of State for determination.

RECOMMENDATION: Minded to grant referred to Sec of State

It is recommended that Planning Committee resolve that they are minded to grant listed building consent subject to the following conditions and refer the application to the Secretary of State for determination.

Conditions/Reasons

1. The building works hereby permitted shall be carried out in accordance with the following approved plans;

SBCMM - L1206 4 Site Elevation West

SBCMM-ADP-00-00-DR-A-1000-S2-P1_GA - Demolition - GF & LGF Plan

SBCMM-ADP-00-00-DR-A-1025-S2-P2_GA - Proposed GF & LGF Plan

SBCMM-ADP-00-00-DR-A-1030-S2-P2_GA - Proposed GF & Mezzanine

Plan

SBCMM-ADP-00-01-DR-A-1010-S2-P2_GA - Demolition - FF Plan

SBCMM-ADP-00-01-DR-A-1035-S2-P2_GA - Proposed - FF Plan

SBCMM-ADP-00-02-DR-A-1020-S2-P2_GA - Demolition - RF Plan

SBCMM-ADP-00-02-DR-A-1040-S2-P2_GA - Proposed - Roof Plan

SBCMM-ADP-00-XX-M3-A-1220-S2-P1_Elevation - Proposed North

SBCMM-ADP-00-ZZ-DR-A-1230-S2-P1_Elevation - Proposed East

SBCMM-ADP-00-ZZ-DR-A-1240-S2-P1_Elevation - Proposed South

SBCMM-ADP-00-ZZ-DR-A-1250-S2-P1_Elevation - Proposed West

SBCMM-ADP-00-ZZ-DR-A-1355-S2-P1_Section - Proposed BB

SBCMM-ADP-00-ZZ-DR-A-1356-S2-P1_Section - Proposed BB-1

SBCMM-ADP-00-ZZ-DR-A-3300-S2-P1_Window Type Drawing

SBCMM-ADP-00-ZZ-DR-A-3400-S2-P1_Ornate Plasterwork - Dome Bay

SBCMM-ADP-00-ZZ-DR-A-3410-S2-P1_Historic Cornicing and Ceiling to

Dome

SBCMM-ADP-00-ZZ-DR-A-4502-S2-P1_Plaster work - Dome d1 Grid

Cornice

SBCMM-ADP-00-ZZ-DR-A-4501-S2-P1_Windows - First Floor - Casement & Sash Reinstatement and Refurbishment

2. Standard Time Limit 3 yr LBldg Consent MAN07 *

3. Notwithstanding the submitted details the works shall not commence on the ceilings/sofits that will be concealed by the raft ceilings until details have been submitted to and approved in writing by the Local Planning Authority for the making good of these areas. Thereafter the works shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of

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protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

4. Notwithstanding the submitted details the works shall not commence on the plaster reinstatement until details have been submitted to and approved in writing by the Local Planning Authority so that lathe and plaster is not restored using plasterboard. Thereafter the works shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

5. Notwithstanding the details shown on Drawing No, ADP-00-ZZ-DR-A1240 the glazing shall be single or secondary glazing only and not double glazing as shown.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

6. Notwithstanding the details shown on Drawing No, ADP-00-XX-DR-A-3300 the glazing shall be single or secondary glazing only and not double glazing as shown.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

7. Notwithstanding the details shown on Drawing No, ADP-00-01-DR-A-4201 the windows 1st Floor casement/sash reinstatement and refurbishment shall be carried out using glass.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

8. Notwithstanding the submitted details no shop unit shall be occupied until details of the stallriser material and details have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall only be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

9. Notwithstanding the submitted details the front entrance joinery/glazing shall be repaired and not replaced. Prior to works commencing on the front entrance a schedule of specialist joinery repairs shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

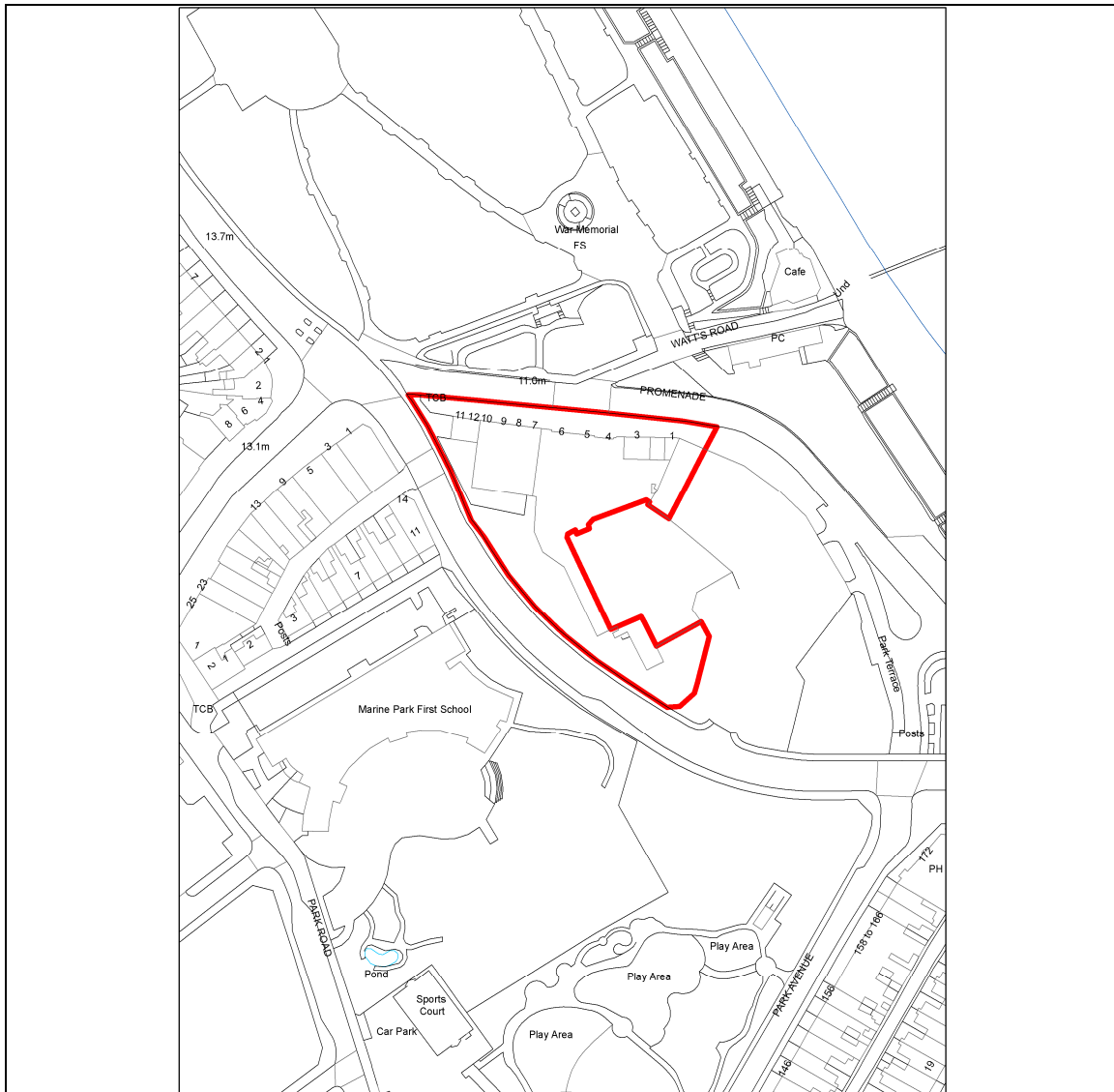
10. Prior to any demolition work commencing a methodology of how the demolition works are to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall only be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

11. Prior to any demolitions works taking place a watching brief explaining how the details are to be recorded shall be submitted to and approved in writing. Thereafter the demolition works shall then only proceed in accordance with the watching brief.

Reason: To enable the Local Planning Authority to control the works in detail to ensure a satisfactory standard of development in the interests of protecting and concerning the listed building having regard to policy E17/3 of the North Tyneside Unitary Development Plan 2002.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):



Application reference: 16/00150/LBC

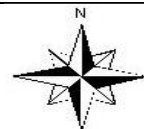
Location: Spanish City Dome, Marine Avenue, Whitley Bay, Tyne And Wear

Proposal: Listed building consent for the refurbishment of the dome, including two extensions to the east and west elevations to include a new visitors entrance, an accessible lift and feature stair. First floor extension to the ground floor roof. Reinstatement of previously removed 1910 historic features, including new cupolas to the existing towers, loggias to both terraces at first floor level. Reinstatement of shopfronts, doors and windows and the removal of the central floor area within the dome at first floor level

Not to scale

Date: 07.04.2016

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Appendix 1 – 16/00150/LBC Item 6

Consultations/representations

Internal Consultations

1. Highway Network Manager

1.1 This application is for a change of use and refurbishment of the dome, including two extensions to the east & west elevations to include a new visitor's entrance, first floor extension to the ground floor roof, reinstatement of previously removed 1910 historic features including new cupolas to the existing towers, loggias to both terraces at first floor level, reinstatement of shop fronts, doors & windows.

1.2 A Transport Statement (TS) was submitted as part of this planning application which linked in with the previously approved Transport Assessment (TA) for the 2012 application (12/00143/OUT). It is considered that the proposed uses are comparable with the previously approved uses in terms of traffic generation and that no further works are required.

1.3 Whilst the amount of parking proposed does not meet the maximum standards set out in LDD12 it is likely that some of the parking demand will be of a short term nature and that there will be a number of linked trips associated with people visiting two or more of the uses. Furthermore, parking surveys in the area have been carried out that identify spare capacity in nearby streets and car parks.

1.4 In addition the site has good links to public transport and is within a reasonable walking distance of the town centre. For the reasons outlined above and on balance, conditional approval is recommended.

1.5 Recommendation - Conditional Approval

1.6 The applicant will be required to stop up the highway within the site that is no longer required under Section 247/257 of the Town & Country Planning Act 1990.

1.7 Conditions:

ACC10 - New Access: Access before Devel

ACC14 - Altered Access Access Alt Before Devel

ACC17 - Exist Access Closure: Misc Points, By *6 months

ACC20 - Visibility Splay: Detail, Before Devel (*2.4m by 43m by 0.6m)

ACC25 - Turning Areas: Before Occ

PAR04 - Veh: Parking, Garaging before Occ

REF01 - Refuse Storage: Detail, Provide Before Occ

SIT05 - Construction Management

1.8 Prior to occupation of the development a car park management strategy for the site shall be submitted to and agreed in writing by the Local planning Authority. Thereafter the management of the car park shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the site and in the interests of highway safety.

1.9 Prior to occupation of the development a service management plan for the site shall be submitted to and agreed in writing by the Local planning Authority. Thereafter this service management plan shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the district centre and in the interests of highway safety.

1.10 Prior to occupation of the development a scheme for covered, secure cycle parking shall be submitted to and agreed in writing by the Local planning Authority. Thereafter this scheme shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the district centre and in the interests of highway safety.

1.11 Prior to occupation of the development a scheme for the provision of taxis shall be submitted to and agreed in writing by the Local planning Authority. Thereafter this scheme shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the district centre and in the interests of highway safety.

1.12 Notwithstanding the Framework Travel Plan submitted, the Travel Plan shall be developed as set out and implemented in accordance with the details submitted.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

1.13 Prior to occupation of the development a scheme for the upgrade of roads & footpaths on the Promenade to the frontage of the site has been submitted to and agreed in writing by the Local planning Authority. This scheme shall include:

1.14 Upgrade of existing road & footpaths

Associated drainage

Associated street lighting

Associated road markings

Associated signage

1.15 Thereafter this scheme shall be implemented in accordance with the approved scheme

Reason: To improve pedestrian & cycle routes to the front of the site

1.16 Informatives:

I05 - Contact ERH: Construct Highway Access

I08 - Contact ERH: Works to footway.

I10 - No Doors/Gates to Project over Highways

I13 - Don't obstruct Highway, Build Materials

I45 - Street Naming & Numbering

I46 - Highway Inspection before dvlpt

2. Local Lead Flood Authority

2.1 This application is for a change of use and refurbishment of the dome, including two extensions to the east & west elevations to include a new visitor's entrance, first floor extension to the ground floor roof, reinstatement of previously removed 1910 historic features including new cupolas to the existing towers, loggias to both terraces at first floor level, reinstatement of shop fronts, doors & windows.

2.2 A Flood Risk Assessment (FRA) was submitted as part of the planning application that analysed various flooding scenarios that could be associated with the site. Whilst the area is prone to flooding NWL have agreed discharge rates and connections into their infrastructure subject to detailed design, conditional approval is recommended.

2.3 Recommendation - Conditional Approval

2.4 Condition:

2.5 No development shall commence until a scheme for surface water management has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety.

3. Landscape Architect

3.1 The general landscape layout is acceptable in principle subject to conditions relating to final details submitted for the landscape planting and details of hard landscape/surface materials.

4. Manager of Regeneration

4.1 The Regeneration Team fully supports this application for the regeneration of Spanish City Dome. This proposal will bring back to life an iconic listed building for the benefit of residents and visitors to the coast and will provide a boost to the local economy through new employment, businesses and amenities, all of which fits directly with overarching Council plans.

5. Tyne and Wear Historic Buildings Officer

5.1 This application follows pre-application discussions with the architects ADP.

5.2 The most informative drawings area in the Listed Building Consent file, the others are mainly axonometric of the extensions and cut through views through the building.

5.3 Drawings SCBMM, A4501 Rev 2

This drawing shows 2 sections through the Dome. Section 2 is titled Indicative Section – however the plaster cornice reinstatement is not shown, nor any mechanical heating or ventilation systems. How is this being handled generally throughout the whole building. I have not seen any design drawings included.

5.4 Sections of architectural plaster cornices were set aside by Chris Baglee of Spence and Dower. These sections were labelled and referenced to the specific location –the reinstatement of the plaster cornices. It is an important element of the overall scheme we need plans showing this work as part of this application.

5.5 Drawing SCBMM, C3002m Rev 1 – Shopfront details

Note that the shopfronts are to be double glazed – generally in the case of listed buildings we do not support double glazing. Through my work in Newcastle City Centre, we do not support installation of double glazing.

5.6 Looking at the drawings in the LBC file

5.7 Drawing SCBMM – L/200 Rev 4 – Proposed North Elevation

1. STO over-coating is referred to. What is this material?
2. Perforated copper mesh – sample/details available?
3. Curtain walling/windows/glazing – reference is made to Schuco – we require details at this stage. This is to the southern elevation. I though Chris Baglee had determined that the frames were originally timber?
4. Capless structural glass to loggias. We require details at this stage.
5. Louvres – we require details at this stage.
6. Timber windows –this is to the southern elevation and seems to conflict with item

5.8 Balustarde

The note on the drawing states reinstated to match original in hard wood. I though they would have been metal.

5.9 Cupola windows

Reference is made to the festoons – decorative plaster company salvaged, repaired and have it at their workshop – reference should be made to this.

5.10 Fire baskets

These are not shown to the front elevation. I feel that they are important and will not be an expensive feature to re-instate.

5.11 Sash Timber Windows

Reference is made to installing double glazing.

We do not support double glazing on listed buildings

5.12 Stall risers to shop fronts

P.C. concrete is described. We require further information – a natural material may be better say granite – depends what can be seen in the photographs.

5.15 Lunette windows over doors – towers

2 oriel windows are described – I would call them lunette – an original frame survived until recently – does it still survive. I thought it was metal>

5.13 Entrance

The note described reconstructing the frames using double glazing - the approach should be to retain and repair.

External Consultees

6. The Coal Authority

6.1 The Coal Authority is satisfied that the remedial measures proposed by the applicant following intrusive site investigation works set out in the Report on Ground Investigation are appropriate to address the coal mining legacy issues present on the application site. The Coal Authority therefore has no objection to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

6.2 The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development, to ensure that these works are undertaken on site prior to the commencement of development.

7. Historic England

7.1 Spanish City is nationally important as a Grade II listed building primarily because of its technical innovation in construction and as an illustration of popular entertainment in the early 20th century. At a regional level, its importance is as a much loved landmark which holds memories for many people from Whitley Bay and far beyond.

7.2 In the round, the scheme is very welcome as a major step forwards towards rescue and re-use which has been debated for many years. We are delighted that a restorative approach is being taken to some of the most significant lost features of the building, including the loggias, the tops of the flanking towers and the colour scheme. In particular, removal of the inserted rotunda first floor (whilst clearly of some significance as an early and high quality alteration) will be a triumph, restoring one of the most remarkable Edwardian architectural spaces on Tyneside and reinforcing the building's original status as a 'people's palace.' Care should be taken to ensure restorations are as accurate as possible, taking the advice of your in-house conservation expertise. We are equally pleased that many significant features have been retained, such as the stage steps in the rotunda, and the notion of the original connection to the former ballroom to the south.

7.3 The demolitions are acceptable. The provision of modest replacement extensions, to a design which is clearly of its time, is a neat way of adding the services and facilities needed to bring the building back into use in such a comprehensive way and without putting pressure on the complex and significant internal layout of the building. The substantial alterations in the former cinema area, one of the most altered parts, are acceptable. Other amendments such as enclosing the loggia spaces, providing new lifts and using double-glazing in reinstated shop fronts are sensitive solutions as part of the building's constructive conservation. Careful consideration of rooftop plant, signage and canopies will be needed to ensure additions do not cumulatively overpower the restored appearance.

7.4 As a simple interpretive device, the landscape design could be slightly amended to include a representation in surface materials of Spanish City former water chute (1910; one of the original rides), the tip of which was sited where the drop-off/entrance area of the A193 is now proposed. See pp37-38 of the

Conservation Plan. This could be a dramatic hint of the scale of the pleasure grounds once laid out in the building's lee.

7.5 To conclude, the proposals offer a future for Spanish City in a way which utilises and supports the most important characteristics of the place, whether that be the restoration in detail and spaces or its use as a public venue. In turn, the listed building's value to the life and economy of Whitley bay and the region is re-invented potentially making the proposals a good example of constructive conservation. In planning policy terms, the proposal strongly accords with paras 131 and 137 of the NPPF by making a positive contribution to sustainable communities and by enhancing the listed building's significance.

7.6 Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice please contact us.

8 Northumberland and Newcastle Society

8.1 The Committee greatly appreciated the time and effort put into preparing the conservation plan and other documentation attached to this application. They were please to be able to support the plans, including the design of the new service wings. Their treatment is in marked contrast to the bland and dated appearance of the proposed adjacent hotel, which pays less attention to being a crucial neighbour to the setting of the listed building than to that of the distant terrace houses. If the letter in the press is true, that a better design was rejected, this is a matter of great regret.

9. Whitley Bay Chamber of Trade

9.1 We received 2 notifications of planning applications. I was wondering why this is a North Tyneside application when it is Kymel who are doing the refurbishment.

10. Representations

10.1 None.