

Reference: 06/21/0590/F and 06/21/537/LB

Parish: Great Yarmouth

Officer: Chris Green

Expiry Date: 13-9-21

Extension of time: 22-09-21

Applicant: Great Yarmouth Borough Council

Proposal: Proposed replacement and new exterior lighting: 1. Installation of 8no. linear LED fittings within window reveals on King Street elevation; 2. Replacement of 4no. surface mounted LED projectors on the Bell Tower

Site: St Georges Theatre, King Street, Great Yarmouth.

REPORT

This application is brought before committee as the Borough Council is the applicant.

1. Background

- 1.1** This application is brought before Committee as the Borough Council is the applicant

2. Site and Context

- 2.1** The site is situated within the Great Yarmouth Development boundary.
- 2.2** The premises are in use as a place of public entertainment formerly within use Class D2, but now classed as a “sui generis” use.
- 2.3** The site is within the King Street Conservation Area No 4. The building is identified in policy and on mapping as a key tourism attraction
- 2.4** This is a Grade 1 listed building.
- 2.5** The building is identified in policy CS8 as a key tourism attraction.

3. Proposal

- 3.1 The proposal introduces four colour mixing (Red/Green/Blue RGB or RGBW) LED luminaires to replace simple white LED up-lighters to the bell tower.
- 3.2 On the west side there are two ground floor and five first floor windows and a further window at higher level, all arch headed and here it is proposed to place batten type RGBW up-lighters behind the glass on the internal cills to light the arches from beneath.
- 3.3 A further light serves to project images onto the west frontage using a Gobo projector mounted on a new column on the opposite side of Kings Street. (Gobo means Goes Before Optic, describing the position of the projected image in relation to the projection lens). This is subject to a separate planning application, reference 06/21/0586/F.
- 3.4 The wiring runs for the lights internally are described in a submitted document. While control is by wireless, the mains supply necessitates a cable run, these are shown in proprietary plastic ducts rather than chased into the historic fabric, though there will be some minor disturbance from screws and plugs in the plaster.
- 3.5 Following a request to the agent a computer modelled lighting survey has been submitted showing existing and proposed light intensities. It should be noted that the survey assumes values where the proposed lighting is set to maximum intensity, as it is able to be dimmed via DMX (digital multiplex), whereas the existing lighting is not operated by dimmers. While it is entirely possible with such systems to introduce strobe or rippling effects, there is no intention here to do this.
- 3.6 The lights will be timed to illuminate at dusk and turn off at 12:00 (midnight). There will be an over-ride operated by the Council's staff for special events.
- 3.7 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership;
 - Application drawings as detailed on the Drawing Register;
 - Heritage Statement;
 - Computer modelled light spillage survey
 - A cable "containment route" plan

4. Relevant Planning History

06/10/0151/SU and 06/10/0152/LB Both approved 2010 for: Repair and alterations of St George's chapel as a performance venue, construct new pavilion building and external landscaping.

5. Consultations:-

All consultation responses received are available online or at the Town Hall during opening hours

- 5.1** No neighbour comments have been received.

Consultations – External

- 5.2 Norfolk County Council – Local Highways Authority** – No objection providing a condition is attached for compliance with the lighting plan as illustrated and described on the submitted plans and will not cause glare beyond the site boundaries, in the interests of highway safety.

- 5.3 Norfolk County Council – Ecology Service:** No in time response received. On the pavilion the ecologist requested a bat roost assessment.

- 5.4 Historic England** - (abridged)

St George's chapel, listed at grade I, is a major work of early 18th century church architecture. The proposals aim to apply special lighting techniques to the building both internally and externally to emphasise the architecture. It forms part of a trail of lighting installations through the historic town.

- 5.5** The bell tower projectors have little impact given their height above any viewers and have little impact on the listed building. The window lights might be more obvious but if they are minimised in number to those necessary to achieve the effect and the wiring conduit placed discretely and reversibly, we would not object to this. We suggest details of the internal window wiring is confirmed with the Council's Conservation Officer.

- 5.6** The stand-alone light projector pole (see separate application 06/21/0586/F) could be a somewhat unsightly addition to the street scene in a prominent location. Rationalisation of street furniture is one of the principles of good management of historic spaces so we would suggest that while this project is being developed alternative ways of mounting the projector are considered.

- 5.7 Theatres Trust:** (abridged) - St George's Theatre is a valued community and cultural asset and one of the finest examples of Baroque Church architecture outside London. It was closed from 2006 with structural defects, ending up on both Historic England's Heritage at Risk list and the Trust's Theatres at Risk register. It is now sympathetically restored as a modern theatre, reopened in 2013. A separate single storey pavilion to the south of the chapel provides front of house facilities, including an all-day bar/cafe. The lighting scheme is part of a wider strategy to light key sites around the borough. Gorleston Pavilion is also within this scheme for which we have already provided comments in support. This scheme will better reveal and highlight the significance of the theatre and

its architecture during darkness. We support this. In the past better signage was also supported to attract theatre goers.

Consultation - Internal to GYBC

5.8 Environmental Health – (contaminated land, noise, air quality)

Great Yarmouth Borough Council Environmental Services does not object to the grant of consent, please note, that because of the age of the building there may be asbestos present. As such, the asbestos register must be presented to anyone carrying out work which may disturb any in-situ.

5.9 Conservation Officer comments are within the report body.

6. Assessment of Planning Considerations:

6.1 Section 38(8) of the Town and Country Planning Act 1990 (as amended) and paragraph 47 of the National Planning Policy Framework state that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Relevant Policies:

Borough Local Plan 2001:

- BNV27 – Laser and high intensity light projection systems

Core Strategy 2013:

- CS8 – Promoting tourism, leisure and culture
- CS9 - Residential Amenity
- CS10- Safeguarding local heritage assets

Other material considerations:

National Planning Policy Framework (2021):

- Section 16

Emerging policies of the draft Local Plan Part 2 (Final Draft)

The following draft policy should be noted as some degree of weight can be attributed to them in the planning assessment, given the stage of their preparation:

Policy C1: Community facilities

Policy E5: Historic environment and heritage

Principle of development

- 6.2** The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.
- 6.3** The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.
- 6.4** Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities, such as.... St Georges Theatre.
- 6.5** The proposal will assist in encouraging the early evening and night-time economy, in an appropriate location that contribute to the vitality of the borough.
- 6.6** This proposal will support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough.
- 6.7** Emergent Policy C1: Community facilities reinforces the core strategy policy by seeking the retention of existing community facilities
- 6.8** Retained Policy BNV27 does not apply to this application as the lighting here considered is not of the projected form.

Residential amenity

- 6.9** Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This relatively modest work to replace existing lighting with variable controlled lighting is considered to offer reduction in light spillage to residential receptors.

Highways

- 6.10** No objection is made with a suggestion that a compliance condition referring to the submitted lighting design information be added.

Historic Environment

- 6.11** This proposal is considered to be enhancing the building with no additional harms occasioned to the listed building's fabric by the very minor physical works.
- 6.12** Considered against the National Planning Policy Framework (2021) section 16 "Conserving and enhancing the historic Environment" : Paragraph 194

requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted report does provide this information. Paragraph 197(a) 2. Directs LPAs to seek in applications the sustaining and enhancing the significance of heritage assets. The improved lighting is considered to achieve this and goes some way to facilitate the economic vitality of the theatre. Paragraph 202 states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use", the proposal is regarded as positive, there is public benefit to improved lighting of this building, in terms of demonstrating its architecture and encouraging theatre goers.

- 6.13** Policy CS10 Conservation of the Historic Built Environment expects application to preserve or enhance heritage assets, here the illumination of the building, by the bell tower lighting and that to the window reveals is directed to highlight the architecture of the building, in a positive way.
- 6.14** Emergent Policy E5: "Historic environment and heritage" also seeks to conserve and enhance heritage assets and positively contribute the character of the area.
- 6.15** Development proposals within conservation areas should take into account the special and distinctive character of the area and have regard to the relevant Conservation Area Appraisal and Management Plan.

Ecology

- 6.16** The existing bell tower is already flood-lit, and the proposal simply concentrates this better onto the building, so there cannot be changed impact in that regard. There are new window uplighters which introduce lights in a location not so far lit, these however are internal, and it is considered that any new light spill onto potential bat roost flightpaths will not be extensive and cannot be accorded significant weight. In any case this is a well-lit urban environment where the impact of change is small. It is considered that a note regarding the duty of care imposed on all under the Wildlife and Countryside Act will in this case provide sufficient protection.

Light pollution

- 6.17** The bell tower lighting is directed to the building but there might be some upward spillage however this must be an improved situation as the existing 50W luminaires have an 80-degree beam angle and the proposed 20W units a 30-degree beam angle, reducing spillage. Even when the extra eight window reveal lights internally (34W power and 37 degree beam angle) are considered the upward lighting levels are reduced (see computer model diagram).

"Static state" lighting

- 6.18** The intention is that lighting will adopt a “static state” that is to say that over a period of being switched on the lights will not vary intensity or strobe, flicker or rotate. A condition to specify this is recommended for any permission, to avoid driver distraction, residential amenity harm, and harm to the character of the conservation area.

Local Finance Considerations:

- 6.19** Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

7. The Planning Balance

- 7.1** It is considered that the proposal is positive in enhancing the building, reduces light spillage by directionality and offers some better cable routing. The equipment involved offers energy efficiency.
- 7.2** The proposal will increase public awareness of the venue and potentially custom.
- 7.3** Although a very minor negative impact would occur from the fixing of the apparatus to the listed building fabric, it is considered that any impacts from these are outweighed by the benefits of the increased awareness and appreciation of the listed building and subsequent tourism and business offer.

8. Conclusion

- 8.1** The applications are both recommended for approval with conditions.

9. RECOMMENDATION: -

(1) Approve application 06/21/0590/F and grant planning permission, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Timing of illumination
- Highways requirement to adhere to lighting specifications
- Static state lighting
- Precautionary bat protection measures

- No additional lighting to be added without permission.

And any other conditions or notes considered appropriate by the Development Management Manager.

(2) Approve application 06/21/0537/LB and grant listed building consent, subject to conditions for:

- Commence within 3 years
- Compliance with plans
- Static state lighting
- Direction of lighting to be specified.
- Requirement for submission of information regarding fixings and cable routing.
- Protection of fabric during the works and repairs exactly to match.
- Fixing details to be provided where not already provided.

And any other conditions or notes considered appropriate by the Development Management Manager.

Appendices:

- Appendix 1 Location plan
- Appendix 2 Site plan
- Appendix 3 Computer model view

Site location plan

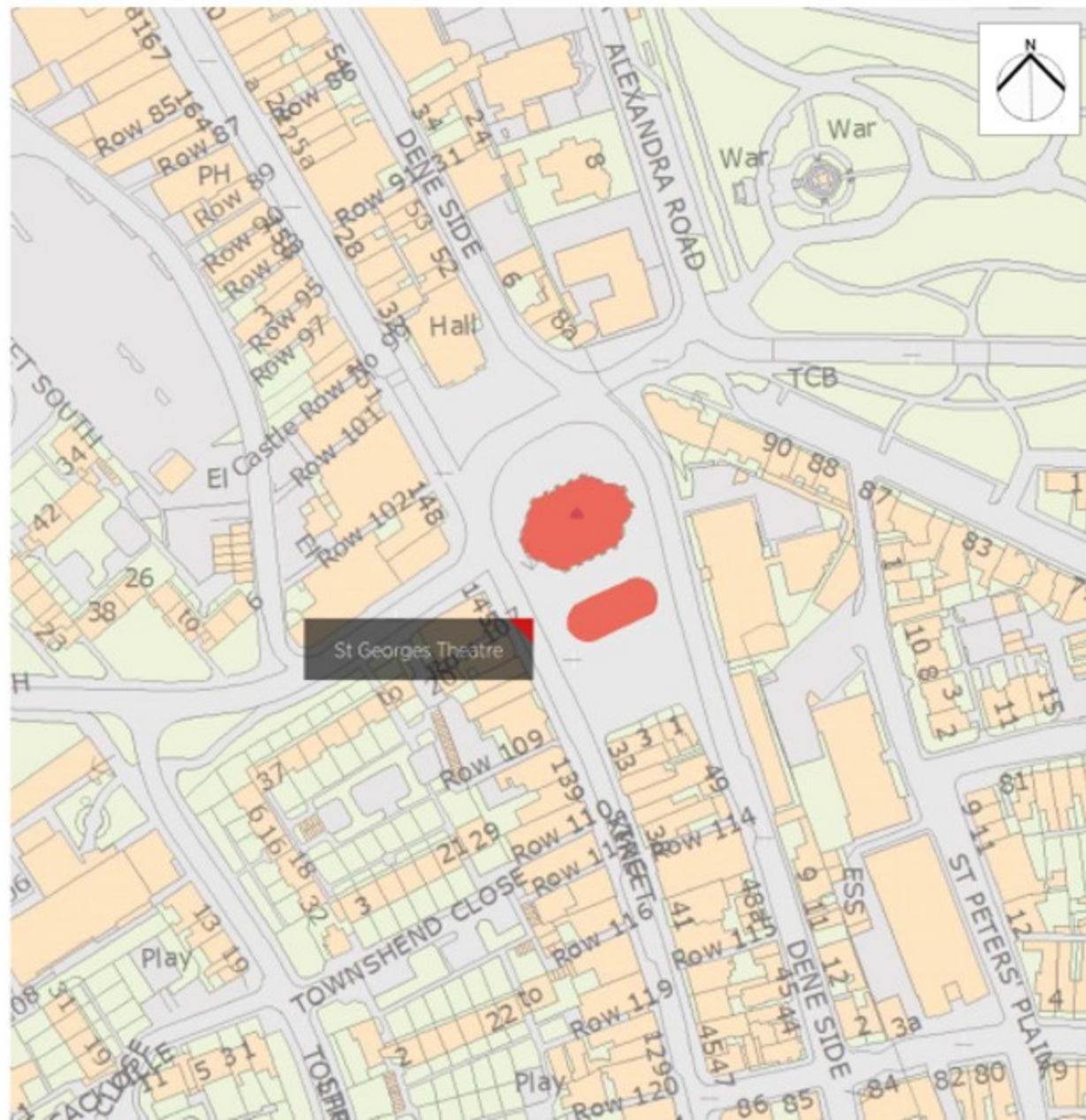
Plan of St Georges theatre

- The application is for works to the St Georges Theatre on King Street, Great Yarmouth

Key:



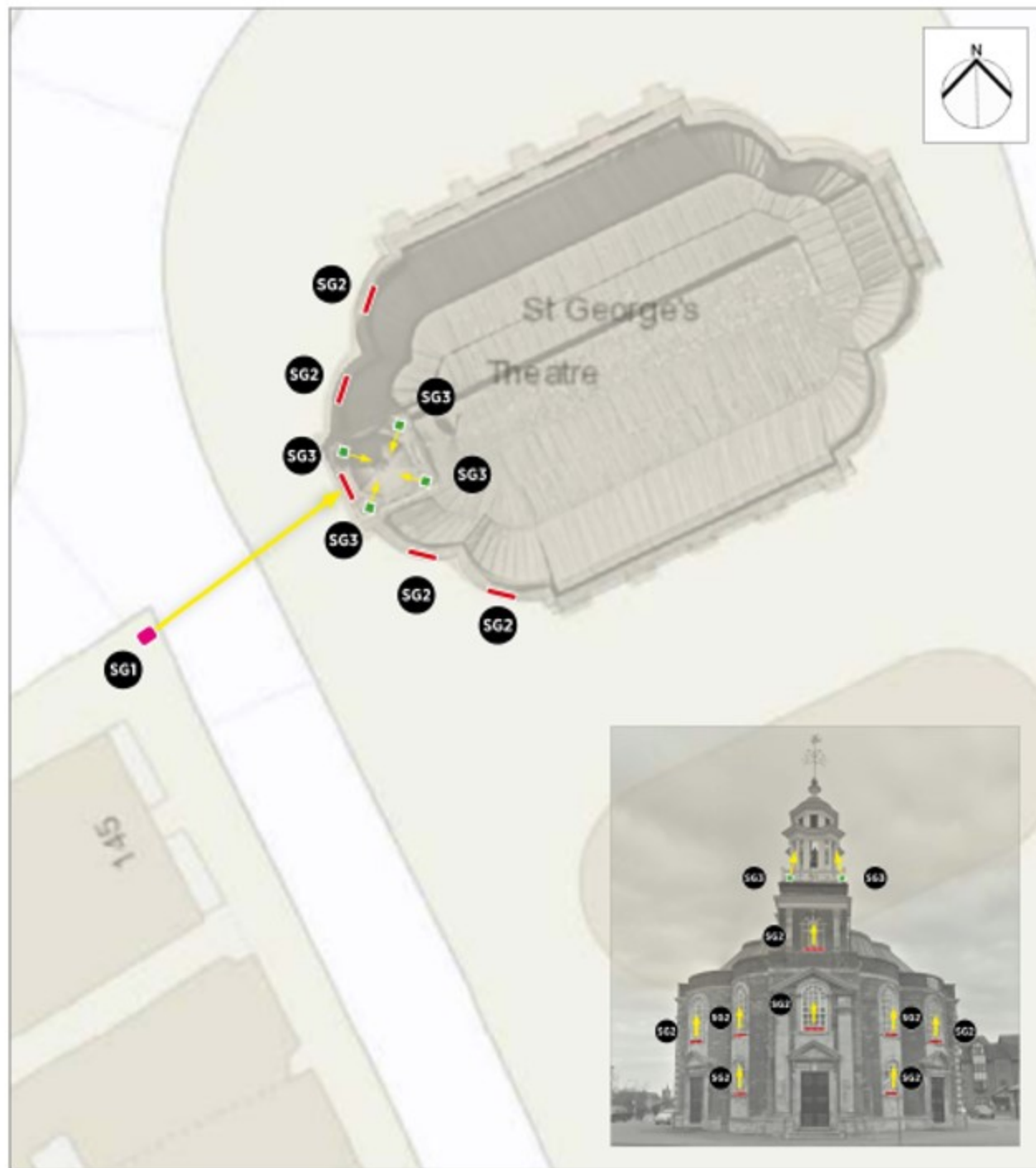
Solid red indicates building location






Site location

Plan of proposed lighting

- The only external lighting on St Georges theatre is on the bell tower. This is working, however some of the LEDs are failing and it is all switched.



KEY:

- SG1**  Gobo projector
- SG2**  Window reveal lighting
- SG3**  Bell tower uplighting

