

<p>Reference: 21/00729/LBC</p>	<p>Site: JD Wetherspoons PLC Old State Cinema George Street Grays Essex RM17 6LZ</p>
<p>Ward: Grays Riverside</p>	<p>Proposal: Works to create public house and ancillary areas within existing building, including full internal refurbishment and redecoration scheme and external works including creation of beer garden</p>

Plan Number(s):		
Reference	Name	Received
7055 PL 602	Proposed Plans	5th May 2021
7055 PL 602	Proposed Plans	5th May 2021
7055 PL 603	Proposed Plans	5th May 2021
7055 PL 603	Proposed Plans	5th May 2021
7055 PL 604	Proposed Plans	5th May 2021
7055 PL-01	Location Plan	5th May 2021
7055 PL-02	Site Layout	5th May 2021
7055 PL-16	Proposed Plans	5th May 2021
7055	Other	5th May 2021
7055	Existing Plans	5th May 2021
7055 PL 001	Existing Plans	5th May 2021
7055 PL 002	Existing Plans	5th May 2021
7055 PL 003	Existing Plans	5th May 2021
7055 PL 004	Existing Plans	5th May 2021
7055 PL 005	Existing Plans	5th May 2021
7055 PL 006	Existing Plans	5th May 2021
7055 PL 010	Existing Plans	5th May 2021
7055 PL 011	Existing Plans	5th May 2021
7055 PL 012	Existing Plans	5th May 2021
7055 PL 013	Existing Plans	5th May 2021
7055 PL 014	Existing Plans	5th May 2021
7055 PL 020	Existing Plans	5th May 2021
7055 PL 021	Existing Plans	5th May 2021

7055 PL 022	Existing Plans	5th May 2021
7055 PL 040	Existing Plans	5th May 2021
7055 PL 041	Existing Plans	5th May 2021
7055 PL 042	Existing Plans	5th May 2021
7055 PL 043	Existing Plans	5th May 2021
7055 PL 044	Existing Plans	5th May 2021
7055 PL 045	Existing Plans	5th May 2021
7055 PL 046	Elevations	5th May 2021
7055 PL 047	Elevations	5th May 2021
7055 PL 048	Elevations	5th May 2021
7055 PL 049	Elevations	5th May 2021
7055 PL 050	Sections	5th May 2021
7055 PL 051	Sections	5th May 2021
7055 PL 058	Sections	5th May 2021
7055 PL 100	Proposed Plans	5th May 2021
7055 PL 100	Proposed Plans	5th May 2021
7055 PL 200	Proposed Plans	5th May 2021
7055 PL 300	Proposed Plans	5th May 2021
7055 PL 330	Proposed Plans	5th May 2021
7055 PL 360	Proposed Plans	5th May 2021
7055 PL 400	Proposed Plans	5th May 2021
7055 PL 401	Proposed Plans	5th May 2021
7055 PL 402	Proposed Plans	5th May 2021
7055 PL 403	Proposed Plans	5th May 2021
7055 PL 408	Other	5th May 2021
7055 PL 409	Proposed Plans	5th May 2021
7055 PL 410	Proposed Plans	5th May 2021
7055 PL 500	Proposed Plans	5th May 2021
7055 PL 501	Proposed Plans	5th May 2021
7055 PL 502	Proposed Plans	5th May 2021
7055 PL 503	Proposed Plans	5th May 2021
7055 PL 600	Proposed Plans	5th May 2021
7055 PL 601	Proposed Plans	5th May 2021

The application is also accompanied by:

- Asbestos removal methodology
- Asbestos status report

- Cinema Organ Society Report
- Delivery Management Survey
- Flood Risk Assessment
- Design and Access Statement
- Heritage Statement
- State Compton Organ Report

Applicant:

J D Wetherspoon PLC

Validated:

5 May 2021

Date of expiry:

19 July 2021 (Agreed extension of time)

Recommendation: Approve, subject to conditions:**1.0 DESCRIPTION OF PROPOSAL**

- 1.1 This application seeks listed building consent for works to the former State Cinema to enable its use as a public house. The accompanying application (ref. 21/00728/FUL) for the change of use of the building is reported elsewhere on this agenda.
- 1.2 The application proposes works to the building categorised as 'General works'; 'Ground floor works' and 'First floor works':
- 1.3 General works:
- Removal or consolidation of asbestos finishes throughout the building;
 - Repair of existing fabric in like for like materials;
 - Removal of 1980s finishes and decoration.
- 1.4 Ground floor works:
- The restoration of the main entrance lobby, including the removal of 1980s fabric;
 - The restoration of the stalls foyer, including the removal of 1980s fabric and the insertion of new seating;
 - The creation of 2 new sets of double doors into the auditorium;
 - The removal of the seats from the auditorium (ground floor only);
 - The creation of 3 tiered levels in place of the sloping auditorium floor;
 - The restoration of the Compton organ;

- The insertion of a barrier between the stage and the organ pit to comply with Wetherspoon's safety policy;
- The creation of a bar, store and washing up station in the stalls area;
- The creation of three tall windows in the wall at the back of the stage;
- The creation of a beer garden in some of the existing WCs, shops and store areas to the south of the stage;
- The creation of a kitchen in two of the former shop units of the auditorium and the creation of a servery between the kitchen and auditorium;
- The restoration of the shop frontages and glazing pattern of the façade facing onto George Street;
- The insertion of a goods lift within the new kitchen space;
- Minor alterations to ancillary spaces and WCs to the rear of the auditorium (south-east corner).

1.5 First floor works:

- The creation of WCs in the circle foyer
- The restoration of the ceiling and lights in the circle foyer
- The area in the southeast corner of the building at the rear of the circle which currently contains WCs, a kitchen and a store will also be adapted to create more WCs
- The insertion of fire safety doors which will follow the design precedent of original sets of double doors in the building

1.6 External changes to the building comprise:

- Five windows in the western elevation facing towards the George Street entrance of the Morrisons store
- Four windows in the northern elevation facing towards the Morrisons service yard

2.0 SITE DESCRIPTION

2.1 The State Cinema is located on the north side of George Street and to the south of London Road Grays and is a free standing building unattached to other buildings or structures.

2.2 George Street is a pedestrian precinct which runs east-west from the High Street to the Morrisons supermarket and car park. To the north of the State Cinema is the service yard of the supermarket and opposite is the former Post Office building. To the east is a narrow lane (referred to in the application as State Lane) which provides pedestrian access from London Road to George Street and to the rear of High Street properties. To the west is an open hardsurfaced area adjacent to the supermarket. Land to the north-west is used for informal parking wholly unrelated to the State

Cinema.

- 2.3 The building can be seen over a wider area of the town centre due to its height especially that of the tower with its distinctive lettering which can be seen from various parts of central Grays.
- 2.4 The town centre comprises a wide variety of building types. There have been many changes post war. The historic road pattern has significantly changed and the relationship between buildings and spaces has been eroded. Ground floor commercial premises are modern with synthetic materials and appearance. Traditional buildings appear much altered or eroded in terms of context though some notable examples remain including the former magistrates court building, the former Ritz Cinema (now Mecca Bingo) and the State Cinema.
- 2.5 The State Cinema was originally listed at Grade II in February 1985 and upgraded to Grade II* in 2000. It currently appears on the national list of Historic Buildings at Risk prepared by English Heritage. It was constructed in 1938 and was designed by FGM Chancellor of Frank Matcham & Co for Frederick's Electric Theatres. Many of the original internal art deco features including lamps, decoration and the Compton organ which rises from under the stage remain although some elements have been stolen recently. Grays had another 'super-cinema' by Chancellor dating from 1930 and that was The Regal on New Road; it has since been demolished.
- 2.6 The State Cinema is constructed of brown brick and has a flat roof. The main elevation is the southern frontage on which there is cream and black decoration by way of faience (glazed decorated pottery) cladding. At the south east corner is a tower with an overhanging flat roof, the name State in large squared capitals set into the recessed frieze beneath the roof overhang. The building is massive in form and unrelieved by details making its external appearance rather austere. The form is emphasized and articulated by pilaster buttresses on the north east and west elevations.
- 2.7 The building form steps up to the tower which is decorated with cream and black faience. The tower is described as squat by Pevsner in his book on the buildings of Essex. It sits above a circular lobby with glazed doors which provides the main entrance point. The lobby has a dome and frieze detail and the George Street frontage contains small shop units unconnected to the interior spaces.
- 2.8 There are two main storeys of foyers to the auditorium which is steeply raked and which can seat approximately 2,200. The foyers are linked by an open well staircase which is served by windows on the east.
- 2.9 In the listing the State Cinema is described as being one of the best preserved of the 1930s 'super cinemas'. It has retained even small details of decor and machinery and is unusual in having not been subdivided or significantly altered. It has been vandalised within the last six months in spite of the best efforts of the owner. The projection room to the rear and above the circle is still equipped with some of the original projectors and lighting effects lanterns.
- 2.10 The building operated as a cinema from 1938 until the late 1980s and after a period

of closure re-opened in 1991 as a wine bar and nightclub. However, the building has been unused since approximately 1998. Although the building has been considered as structurally sound in the past, damage associated with water ingress was identified as early as 2003. Although works of repair have periodically been undertaken issues arising from defective roof coverings and defective rainwater goods remain. An inspection of the interior of the building shows continuing issues of water ingress.

3.0 RELEVANT HISTORY

Reference	Description	Decision
91/00622/FUL	Part change of use to include ground floor bar & first floor circle bar & restaurant, redecoration & reinstatement/additional lighting	Approved
97/00619/FUL	Change of use to D1 (place of worship) in addition to the current use D2 (Cinema and place of entertainment)	Withdrawn
98/00163/FUL	Change of use to D1 (place of worship) in addition to the current use D2 (cinema and place of entertainment)	Allowed at appeal
11/50367/TTGLBC	Change of use refurbishment and alterations to former cinema to form a mixed leisure centre including conference and entertainment facilities, restaurant, shops and bars.	Approved
11/50366/TTGFUL	Change of use, refurbishment & alterations to former cinema to form a mixed leisure centre including conference and entertainment facilities, restaurant, shops and bars.	Approved
15/00981/FUL	Change of use of former cinema to drinking establishment (Use Class A4) including full internal refurbishment and redecoration scheme retaining original auditorium, creation of external beer garden and terrace above first floor. Full repair and restoration of external envelope. Provision of additional windows and doors at ground and first floor level.	Lapsed

15/00982/LBC	Change of use of former cinema to drinking establishment (Use Class A4) including full internal refurbishment and redecoration scheme retaining original auditorium, creation of external beer garden and terrace above first floor. Full repair and restoration of external envelope. Provision of additional windows and doors at ground and first floor level.	Lapsed
17/01616/FUL	Change of use of building from Cinema (use class D2) to Public House (use class A4) and associated internal and external works to facilitate use, including the creation of external beer garden on frontage to George Street	Approved
17/01617/LBC	Works to create public house and ancillary areas within existing building, including full internal refurbishment and redecoration scheme and external works including creation of beer garden and full repair of external envelope as found necessary following dilapidation survey	Approved.
21/00728/FUL	Change of use of building from cinema to public house and associated internal and external works to facilitate use, including the creation of external beer garden on frontage to George Street full repair of external envelope as found necessary following dilapidation's survey	Pending consideration on this Agenda

3.1 Applications 17/01616/FUL & 17/01617/LBC have not been implemented and expire on 20 August 2021.

3.2 Since those applications were approved in August 2018 the applicant has reviewed those approvals and decided that changes were needed to the window pattern of the building. These matters will be considered in more detail in this report.

4.0 CONSULTATIONS AND REPRESENTATIONS

PUBLICITY:

4.1 This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby.

4.2 Two letters have been received supporting the proposal in principle, supporting the reuse of the building, the creation of jobs and supporting the restoration of the

building.

CONSULTATION RESPONSES

- 4.3 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via Public Access at the following link: www.thurrock.gov.uk/planning

HISTORIC BUILDING ADVISOR:

- 4.4 No objections subject to conditions.

HISTORIC ENGLAND:

- 4.5 No objections (the harm the fabric of the building is outweighed by the beneficial use of the building)

TWENTIETH CENTURY SOCIETY:

- 4.6 Support the proposed scheme.

THEATRES TRUST:

- 4.7 Support the proposals, subject to conditions.

CINEMA THEATRE ASSOCIATION:

- 4.8 Support the proposal to create a viable and sustainable use.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 24th July 2018 (and subsequently updated with minor amendments on 19th February 2019). The NPPF sets out the Government's planning policies. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date¹, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed²; or
- ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

¹ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites ...

² The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

2. Achieving sustainable development
12. Achieving well designed places
15. Conserving and enhancing the natural environment

5.2 National Planning Policy Guidance (NPPG)

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Historic environment

5.3 Thurrock Local Development Framework (2015)

The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in 2015. The Adopted Interim Proposals Map accompanying the Core Strategy shows the site as land with no specific notation. However, as noted above, the site benefits from an extant planning permission for residential development which has been commenced. The following Core Strategy policies in particular apply to the proposals:

SPATIAL POLICIES

- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock

THEMATIC POLICIES

- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP25: Heritage Assets and the Historic Environment

POLICIES FOR MANAGEMENT OF DEVELOPMENT

- PMD2: Design and Layout
- PMD4: Historic Environment

5.4 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an 'Issues and Options (Stage 1)' document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council began consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 **ASSESSMENT**

- 6.1 The issue for consideration in this application is the impact of the changes on the character, integrity and historic value of the listed building. The NPPF requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and new development making a positive contribution to local character and distinctiveness (para. 192). It also states that great weight should be given to the conservation of heritage assets (para. 193). Harm to such assets and their significance should require clear and convincing justification (para. 194). Should

proposals give rise to less than substantial harm to the significance of a heritage asset, planning authorities should weigh that harm against such public benefits as would also arise, including securing its optimum viable use (para.196).

- 6.2 Listed buildings are a limited resource but they should not be protected in their original condition at all costs. In the case of the State, it can be seen that failure to secure a new use has in fact been significantly harmful to the building. National planning guidance sets out that buildings may, where appropriate, be adapted or modified both to secure sustainable development. To this end para. 185 of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment and this strategy should take into account (inter-alia) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 6.3 The State is listed at Grade II* not because of exceptional quality but because of the rarity of its survival without significant change. There have been modest changes over the years but most have been in keeping or at least not permanently disfiguring. The building is one of a type and form once common and now extremely rare due to a wide variety of socio-economic changes, both locally and nationally and patterns of activity, again both locally and nationally.
- 6.4 Therefore, there is a very strong presumption in favour of the conservation of the State Cinema. The starting point of the assessment is that the value of the building is very high and that changes should not cumulatively or individually erode the significance, character or appearance so that any benefits would be outweighed. It is essential to ensure that where alterations are necessary or justified there should not have an adverse impact upon the significance of the building. Any loss of significance or harm to it should be justified in a clear and convincing way.
- 6.5 Changes must be weighed against the benefit of securing a use for the building and the implementation of a use. The State Cinema has been without use for more than twenty years.
- 6.6 Re-use of the building would be beneficial. The building has been subject to vandalism and has been secured necessarily by unattractive metal grills. Recent site visits by Officers from the Council and experts from Essex County Council and Historic England show that significant harm has been caused to the building, by amongst other things, water ingress caused by a lack of beneficial use.
- 6.7 The most significant change to the external appearance include the provision of five floor to ceiling windows on the back of the stage on the western elevation facing a blank wall of the Morrisons supermarket. In the most recently approved scheme three smaller windows were proposed. Four windows are also now proposed on the 'rear' elevation, facing the Morrisons service yard. Clearly an essential attribute of a cinema is the necessity for darkness, whereas the new occupier wants to light the main public areas via natural light where possible. The number and scale of these windows have been discussed via the specialist advisors at length. The applicant has accepted that there needs to be a method of screens or blinds in the inside of these new windows to allow the sense of a solid wall being achieved again from inside the building. This matter could be covered by condition and suitable glazing could be provided so as

not to harm the utilitarian outer appearance of the building.

- 6.8 Internally there are two major significant changes; the removal of the seating in the ground floor auditorium and associated creation of a three-tiered floor and the creation of a service hatch between the original shop units and the main auditorium.
- 6.9 The loss of the seating and the change in levels is regrettable; however the seating is to be retained in the first floor auditorium and the applicant has indicated that the seating in the upper auditorium will be restored and, where it cannot be restored or repaired, the seats from the ground floor will be used to replace damaged seating. This would ensure the best of the seating remains in the building. With regards to the floor levels although the original slope of the building will be lost, the levels will still decrease from back to front; the stage and steps up to the stage will remain and the sense of being in an auditorium will remain. This will ensure the essence of the feel of the building will be retained to a degree.
- 6.10 Some of the existing shop units would be changed into the main kitchen. The applicant has advised that for commercial reasons there has to be a servery area between the kitchen and the main seating area and that doors between the two areas are not suitable for the high turnover expected. This matter has been discussed at length with the applicant; again with the same concerns about the 'loss' of the sense of main auditorium feeling like a cinema. However, on balance, this concern is considered to be overcome by the beneficial use of the building as a whole.
- 6.11 The application proposes a number of elements that would be seen as positive; such as the removal of 1980s partitioning and faux art deco features at first floor that do not match the original building; the restoration of the existing shop fronts onto George Street and perhaps most important the restoration of the Compton Organ. These are all significantly beneficial and positive parts of the scheme.
- 6.12 Between the areas of harm and positive interventions fall other changes; that are detailed in the description, but do not warrant full discussion in the report.
- 6.13 Rooftop plant is necessary as the building cannot be properly used without air circulation and heating. There is no possibility of location at ground level and positioning on the roof is acceptable if handled appropriately and would not give rise to a loss of significance. Similarly, given the proposed use and general security requirements, CCTV cameras will be required to be installed externally.
- 6.14 In the case of this application the matter of the significance of the proposed changes is very important. The scheme would not alter the essential character of the building but it would change from its original use as constructed to a broader, more relevant contemporary use. However, it would still fall into the category as a place of entertainment, recreation and leisure and would be capable of being used as a performance space, given the existence of seating areas and the retention of the stage area.
- 6.15 In terms of appearance the building would change little externally save for the new windows (which are on the less public sides of the building). While roof plant is proposed it would have a modest impact provided siting was carefully considered.

- 6.16 As detailed in the planning history there have been two approvals in 1998 and 2011 for the change of use of the building (to different uses). Arguably these permissions may have involved less permanent changes to the building than the current scheme. However they have not been implemented and the ownership of the site has changed since. No other viable scheme has been put forward since 2011 and the condition of the building has deteriorated since these approvals and since the last scheme to turn the building into a pub was approved.
- 6.17 Whilst the increase in windows in the current scheme compared to the approved 2017 scheme is regrettable the current applicant has been working with the Council and heritage experts on the revised plans and has narrowed down the additional number of openings significantly compared with the early mooted revisions.
- 6.18 The building is at continued risk unless and until a use is found and alterations agreed. The scheme which has come forward proposes some changes to the building, however statutory and non-statutory consultees support the proposals. Final matters of detail can be covered by condition. In light of the above, it is recommended approval is given for listed building consent.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

- 7.1 The building has been vacant for nearly 23 years and it is accepted that a cinema in its original form is no longer viable.
- 7.2 The proposal as put forward would see the building used for a public leisure use, similar to the original use.
- 7.3 The works proposed by this application vary in nature from harmful (new windows, loss of both seating and sloped floor in ground floor auditorium and server hatch) through limited harm to positive benefits (removal of later additions, restoration of shop fronts and restoration of the Compton Organ).
- 7.4 On balance, although there a degree of harm to its significance, the Council's specialist advisors and Historic England are satisfied that there is a clear and convincing justification for the works that are proposed. The retention and restoration of the key historic elements of the building will ensure its original purposes continue to be understood.

8.0 RECOMMENDATION

Approve, subject to the following conditions:

TIME

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

Reason: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

ADDITIONAL REPAIRS

- 2 Details of necessary repairs in addition to the approved plans shall be submitted to and approved in writing by the local planning authority and the repairs shall then be carried in accordance with the approved details.

The local planning authority shall be notified in writing of the date on which works are proposed to commence on site at least 14 days prior to such commencement in order to provide an opportunity, as required, for a site meeting involving a representative from the local planning authority, the applicant, agent and contractor to consider detailed elements of the works and to allow for a watching brief throughout the period of works.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

BUILDING RECORDING (1)

- 3 No development shall commence until a programme of historic building recording (Level 4 as referenced in Historic England's Guide to Good Recording (May 2016)) has been undertaken, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

BUILDING RECORDING (2)

- 4 Prior to the first use a comprehensive photographic record 'as built' shall be submitted to and approved in writing by the Local Planning Authority. This shall include photographic Types 1-7 as referenced in Historic England's Guide to Good Recording (May 2016).

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

MATERIALS AND PAINT COLOURS

- 5 No development shall commence until samples of any materials to be used as final

internal and external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

This shall include details of the proposed interior paint scheme including all colours.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SAMPLE PANEL (1)

6 Prior to the commencement of external repair, a sample area of 1 square metre maximum of external brickwork shall be cleaned and repointed and approved in writing by the local planning authority. This area shall indicate:

- Mortar mix, colour and pointing profile,
- Method of cleaning,
- The works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SAMPLE PANEL (2)

7 Prior to the commencement of external repair, a sample area of 1 square metre maximum of external faience shall be cleaned and repaired and approved in writing by the local planning authority. This area shall indicate:

- Method of cleaning,
- Method of repair including sample of necessary replacement faience to match existing.
- The works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SHOP-FRONTS

- 8 Notwithstanding details within the approved application, no development shall commence until additional drawings that show details of proposed new shop fronts to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. These shall be of timber and designed to reflect those original to the building utilising archive sources where possible. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

WINDOWS

- 9 Notwithstanding details within the approved application, no development shall commence until additional drawings that show details of proposed new windows and doors to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

CANOPY

- 10 Notwithstanding details within the approved application, no development shall commence until additional drawings that show details of proposed canopy to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SIGNAGE

- 11 Notwithstanding details within the approved application, prior to occupation additional drawings that show details of proposed signage by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing

by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

TOWER

- 12 Notwithstanding details within the approved application, no development shall commence until additional drawings that show details of proposed tower by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. These shall include details of glazing, lettering and illumination. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

ORGAN

- 13 Prior to the first use of the building, the Compton cinema organ shall be restored to function. The details of this restoration shall be submitted to the Local Planning Authority, and once agreed the works shall be carried out in accordance strictly with the details approved.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

INTERNAL (GENERAL 1)

- 14 Internal works shall not be commenced until a schedule of all new, internal surface materials including walls, ceilings and floors and a schedule of all internal and external joinery indicating the proposed finish and decoration to be used has been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

INTERNAL (GENERAL 2)

- 15 Prior to the commencement of development a schedule of all internal fixtures, fittings and free-standing furniture for retention shall be submitted to and approved in writing by the local planning authority. These items shall thereafter be permanently maintained on site.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

LIGHTING

- 16 Prior to the commencement of development details of all internal lighting shall be submitted to and approved by the local planning authority. This should include details of repair to existing light fittings together with all new light fittings with publicly accessible areas. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

STALLS ENTRANCE BOOTH

- 17 Notwithstanding details within the approved application, prior to the commencement of development revised drawings showing the retention of the stalls entrance booth shall be submitted to and approved in writing by the local planning authority. Thereafter development shall be carried out strictly in accordance with the details approved.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

PROJECTOR ROOM

- 18 Prior to the commencement of development a schedule of proposed works to the projector room and details of the equipment's conservation shall be submitted to and approved by the local planning authority. Thereafter development shall be carried out strictly in accordance with the details approved.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of

Development [2015].

STAIRCASE TO CIRCLE FOYER

- 19 Prior to the commencement of development details of repair to, or replacement of, the handrail between ground floor and the circle foyer shall be submitted to and approved by the local planning authority. Thereafter development shall be carried out strictly in accordance with the details approved.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

REPLACEMENT PLASTER

- 20 With the exception of the auditorium ceiling, all ceilings and decorative plasterwork scheduled for replacement shall be of fibrous plaster. Prior to commencement of development a detailed methodology for works to historic plasterwork in accordance with the Association of British Theatre Technicians Guidance Note 20 and Historic England guide for the care and management of fibrous plaster 'Historic Fibrous Plaster in the UK' shall be submitted to the Local Planning Authority for approval. Works undertaken must be in accordance with the approved methodology

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SEATING

- 21 Prior to works commencing a method statement detailing the proposed refurbishment of seating within the circle and ground floor area shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

BLINDS

- 22 Prior to occupation additional drawings that show details of the proposed electronic black out blinds to the new windows in the north and west glazing areas by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details prior to the first use and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

SERVICE RUNS AND PENETRATIONS

- 23 Prior to the commencement of any works, scale drawings showing the locations and design of the all existing and additional services runs must be submitted and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

INSTALLATION OF WINDOWS

- 24 Prior to the commencement of any works, a written method statement (including scale drawings at 1:20) shall be provided describing in detail the proposed method of how the walls and elevation will be retained in situ whilst the works are carried out and the windows are inserted, to be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved method statement and drawings

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

DETAIL OF REMOVAL OF BRICKWORK FOR WINDOW OPENINGS

- 25 Prior to the commencement of any works, a written method statement shall be provided describing in detail the proposed method of brick removal and ends made good, which should be by hand and not involve any machine cutting tools. This shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved method statement

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

PULL-DOWN SCREEN

- 26 Prior to first use of the building additional drawings that show details of a proposed pull-down screen by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to the local planning authority for approval. Works

shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

ROOF COVERING

- 27 The current roof coverings must be completely replaced with the Ruberoid covering on steel decking as shown in the long section A-A (drawing PL500).

Reason: In the interests of the long term protection of the building to safeguard the special architectural or historic interest, character, appearance and integrity of the heritage asset in accordance with Policy PMD4 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

Informative(s):

- 1 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

