

Reference: 17/01617/LBC	Site: Old State Cinema George Street Grays Essex RM17 6LZ
Ward: Grays Riverside	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 and full repair of external envelope as found necessary following dilapidation survey

Plan Number(s):		
Reference	Name	Received
PL 01 Rev. A	Location Plan	5th December 2017
PL 02 Rev. A	Block Plan	5th December 2017
PL 001	Existing Underside of Stage	5th December 2017
PL 002	Existing Ground Floor Plan	5th December 2017
PL 003	Existing First Floor Plan	5th December 2017
PL 004	Existing Second Floor Plan	5th December 2017
PL 005	Existing Third Floor Plan	5th December 2017
PL 006	Existing Roof Plan	5th December 2017
PL 010	Existing South Elevation	5th December 2017
PL 011	Existing East Elevation	5th December 2017
PL 012	Existing North Elevation	5th December 2017
PL 013	Existing West Elevation	5th December 2017
PL 020	Existing Section A-A	5th December 2017
PL 021	Existing Section B-B	5th December 2017
PL 030	Block Plan	5th December 2017
PL 040	Existing Dilapidation Lower Ground Reflected Ceiling Plan	5th December 2017
PL 041	Existing Dilapidation Ground Floor Reflected Ceiling Plan	5th December 2017
PL 042	Existing Dilapidation First Floor Reflected Ceiling Plan	5th December 2017
PL 043	Existing Dilapidation Second Floor Reflected Ceiling Plans	5th December 2017
PL 044	Existing Dilapidation Third Floor Reflected Ceiling Plan	5th December 2017

PL 045	Existing Dilapidation Roof Plan	5th December 2017
PL 046	Existing Dilapidation South Elevation	5th December 2017
PL 047	Existing Dilapidation East Elevation	5th December 2017
PL 048	Existing Dilapidation North Elevation	5th December 2017
PL 049	Existing Dilapidation West Elevation	5th December 2017
PL 050	Existing Dilapidation Section A-A	5th December 2017
PL 051	Existing Dilapidation Section B-B	5th December 2017
PL 052	Existing Dilapidation Reflected Ceiling Plan Main Entrance Lobby	5th December 2017
PL 054	Existing Dilapidation Reflected Ceiling Plan Ground Floor Stalls	5th December 2017
PL 055	Existing Dilapidation Reflected Ceiling Plan Stage and Proscenium	5th December 2017
PL 056	Existing Dilapidation Reflected Ceiling Plan and Internal Elevations First Floor Bar	5th December 2017
PL 057	Existing Dilapidation Reflected Ceiling Plan Circle	5th December 2017
PL 058	Existing Dilapidation Section C-C	5th December 2017
PL 100	Proposed Ground Floor GA	5th December 2017
PL 200	Proposed First Floor GA	5th December 2017
PL 300	Proposed Second Floor GA	5th December 2017
PL 330	Proposed Third Floor GA	5th December 2017
PL 360	Proposed Roof Plan GA	5th December 2017
PL 400	Proposed Gents Toilets	5th December 2017
PL 401	Proposed Ladies Toilets	5th December 2017
PL 402	Proposed Back Bar	5th December 2017
PL 403	Proposed Front Bar	5th December 2017
PL 408	Proposed Railings to Stage	5th December 2017
PL 409	Proposed Ground Floor Customer Area Elevations	5th December 2017
PL 410	Proposed Food Pass and Cutlery Station	5th December 2017
PL 500	Proposed Section A-A	5th December 2017
PL 501	Proposed Section B-B	5th December 2017
PL 502	Proposed Section C-C	5th December 2017
PL 600	Proposed South Elevation	5th December 2017
PL 601	Proposed East Elevation	5th December 2017
PL 602	Proposed North Elevation	5th December 2017
PL 603	Proposed West Elevation	5th December 2017

The application is also accompanied by:

- Heritage Statement
- Design and Access Statement
- Highways Access Strategy
- Building Condition Survey
- Asbestos Status Report
- Compton Cinema Organ Condition Report

Applicant:

J D Wetherspoon PLC

Validated:

30 November 2017

Date of expiry:

20th August 2018 (Extension of time agreed with applicant)

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. 17/01616/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;
- Removal of 1980s finishes and decoration;
- Repair of existing fabric in like for like materials.

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

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 during the winter of 2017/18 confirmed 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	Lapsed

	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.	
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	Pending consideration – reported separately on this agenda

4.0 CONSULTATIONS AND REPRESENTATIONS

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

PUBLICITY:

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

One letter has been received supporting the proposal in principle, supporting the reuse of the building as a place for social gathering, raising concerns about the proposed windows in the rear of the building and expressing a desire for the organ to be restored and used on site (and covered by a planning conditions)

HISTORIC BUILDING ADVISOR:

No objections subject to conditions.

HISTORIC ENGLAND:

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

TWENTIETH CENTURY SOCIETY:

Support the proposed scheme.

CINEMA ORGAN SOCIETY:

Support the proposal provided the organ is restored and used.

CINEMA THEATRE ASSOCIATION:

Support the proposal to create a viable and sustainable use.

5.0 POLICY CONTEXT**National Planning Guidance**National Planning Policy Framework (NPPF)

The NPPF (revised) was published in July 2018. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. Paragraph 212 of the Framework 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 headings and content of the NPPF are relevant to the consideration of the current proposals:

12 – Conserving the historic environment

Planning Practice Guidance

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. PPG contains 50 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Conserving and enhancing the historic environment
- Design
- Making and application
- Use of planning conditions

Local Planning Policy

Thurrock Local Development Framework (2015)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in January 2015 (as amended). The following Core Strategy policies apply to the proposals:

Spatial Policies:

- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Thematic Policies:

- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²
- CSTP24 (Heritage Assets and the Historic Environment)

Policies for the Management of Development:

- PMD2 (Design and Layout)²
- PMD4 (Historic Environment)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes. The Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework Focused Review was adopted by Council on the 28th February 2015.

Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough's Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy 'Broad Locations & Strategic Sites' to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the 'parking' of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan

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. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in 2018.

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 state 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 In the case of the State the building is listed at Grade II* not because of exceptional quality but because of the rarity of its survival without significant change. There have been 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 three floor to ceiling windows on the back of the stage on the western elevation facing a blank wall of the Morrisons supermarket. 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 a less public side 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 the last decade 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 over the last year. The current applicant has been working with the Council and heritage experts since 2015 on the current proposal. As an aside Members may be aware that the applicant (JD Wetherspoon) operates from a range of premises, including former leisure buildings which have been converted to public house use. For example, the following former cinemas have been converted:

- Caley Picture House, Edinburgh;
- Royal Enfield, Redditch;
- Godfrey Morgan, Newport;
- Picture House, Stafford (Grade II listed);
- The Capitol, Forest Hill Grade II listed) and
- Peter Cushing, Whitstable.

6.17 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 REASON(S) FOR APPROVAL

7.1 The building has been vacant for nearly 20 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 three 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 LDF 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 LDF 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 LDF Core Strategy and Policies for the Management of Development [2015].

MATERIALS

- 5 No development shall commence until samples of the materials to be used on the 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.

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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF 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 LDF Core Strategy and Policies for the Management of Development [2015].

STALLS ENTRANCE BOOTH

- 17 Notwithstanding details within the approved application, no development shall be commenced until revised drawings showing the retention of the stalls entrance booth have been 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 LDF 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 LDF 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 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 LDF 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.

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 LDF 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 LDF Core Strategy and Policies for the Management of Development [2015].

BLINDS

- 22 Prior to occupation additional drawings that show details of proposed blinds to auditorium glazing 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 LDF 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