REPORT OF THE HEAD OF PLANNING SERVICES - HPlg/07/65

SUBJECT: Replacement entrance porch and window and door alterations to form internal booking office and disabled wc's to Whitby Spa Pavilion for Scarborough Borough Council

1.0 THE PROPOSAL

1.1 The proposal is for a 2.8m by 3.1m fully glazed timber entrance porch to the east end of the original Whitby Spa Pavilion. This is the entrance to the Pavilion Theatre & is half way down the cliff by the east end car parking. The porch replaces a similar sized unsightly porch, includes removal of signs and notice boards, making good of doors and windows following removal and improvements to facilities for the disabled.

1.2 The layout has been designed as such to allow maximum accessibility for both the disabled & young families to access the building as well as providing an aesthetically designed new entrance to replace the existing one which is now beyond repair.

1.3 The proposal is presented to Committee as the application has been submitted by the Council.

2.0 CONSULTATIONS AND COMMENTS

2.1 Whitby Town Council – “Recommend approval – subject to the entrance being made slightly wider for a draught lobby and ensure it is keeping symmetrical with the floors above. Any comments received on the amended plan will be reported verbally to committee.”

2.2 North Yorkshire County Council (Policy & Development) – No comments received
2.3 **Publicity** - The consultation period will expire on 19 March. No comments to date.

3.0 **RELEVANT SITE HISTORY**

3.1 1988 Planning permission for refurbishment of Spa Theatre, demolition and redevelopment of Spa Pavilion (4/35/1314/PA)

4.0 **PLANNING POLICY**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 54A of The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Development Plan policies which are considered to be particularly relevant to the consideration of this application:-

**Scarborough Borough Local Plan**

Policy E14 Extensions and Alterations to Existing Buildings  
Policy E41 Access for the Disabled

5.0 **ASSESSMENT**

5.1 Visual impact and access for the disabled are the two issues to be considered.

5.2 Although not a listed building or in a conservation area the Whitby Spa Pavilion is an attractive building and visually prominent. The proposal although small is highly visible when approached from the car park and from above the cliff top and access paths.

5.3 Local Plan Policy E14 allows extensions to existing buildings where the scale, design and materials will not adversely alter the appearance of a building, its relationship to existing development or the character of an area. Whilst the main building is in brick and stone, white painted glazed timber porches on a stone plinth are often seen.

5.4 As originally submitted the scale of the windows appeared somewhat low with little space for replacement signage. Monopitched lead effect sheet roofing would also look unbalanced from side views, from above and rainwater pipes would be prominent on the front elevation. Amended drawings have been submitted with a symmetrical pedimented roof, deeper fascia for signage and taller more elegant windows.
5.5 Policy E14 also allows alterations which do not detract from character, appearance or historic significance. The removal of the existing porch, signage & notice boards & making good to brickwork & stone work will in fact significantly enhance the building. A small attractive arched recess is also to be retained. Both the extension and alterations are therefore considered to be in accordance with Policy E14.

5.6 Policy E41 requires applicants to demonstrate suitable access for people with disabilities. The applicant explains the existing problem in his Design and Access Statement, as users have for some time complained that when the disabled or people with prams need access, they have trouble with the many door & the various changes in level.

5.7 The proposed design will utilise modern technologies of automatic doors together with a full re-appraisal of the levels to make it a single level throughout. There will also be a provision for a new disabled toilet complete with baby changing. This will provide easier access than use of the current WC, which is 20-30 metres down the corridor. This will also allow for a much better disabled accessibility to the ticket office for booking purposes. The works are therefore considered to be in accordance with Policy E41.

5.8 Whitby Town Councils concerns have been accommodated within amended drawings making the porch slightly wider & retaining symmetry. Only one outside door is included rather than two and lobby doors are controlled by movement sensors which will significantly reduce draughts and heat loss.

6.0 CONCLUSION

6.1 The porch extension is modest and constructed in traditional materials with minimal visual effect. The buildings appearance and disabled facilities are enhanced. The proposal is therefore considered to be acceptable and in accordance with Policies E14 & E41 of the Scarborough Borough Local Plan.

7.0 RECOMMENDATION

7.1 That **PERMISSION BE GRANTED**, subject to the following conditions:-

1. The development hereby approved shall be carried out in strict accordance with the following plans unless otherwise agreed in writing by the Local Planning Authority:-

   Existing and proposed scheme Feb 07, Revision D, 13,03,07
   Scheme details, Revision C,13,03,07

   **Reason:** In order to ensure the development is carried out in the form hereby approved.
2. All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained.

Reason: To comply with Policy E14/E23 of the adopted Scarborough Borough Local Plan.

3. The external face of the frame to all new windows shall be set in reveals to match those of existing windows of the principal building on the site.

Reason: To comply with Policy E14 of the adopted Scarborough Borough Local Plan.

4. Before the development is commenced, details of the roof sheeting and samples to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all sheeting used in the development shall conform to the details/samples so approved.

Reason: To comply with Policy E14 of the adopted Scarborough Borough Local Plan.

Head of Planning Services

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT Derek Green ON 01723 232585 e-mail derek.green@scarborough.gov.uk

APM .................................. Date ..................................
Proposed Plan

- Gents Toilets
- Theatre Foyer
- New Dis. Tilt.
- Lobby
- New Theatre Entrance

- New RWP
- Form new opening 1000mm clear
- New glazed wall lobby with columns with shallow mono-pitch Sarnafil roof behind matching parapet
- Sliding 1200 & Lg. leaf doors PIR activated
- tarmac laid to falls for disabled access/egress

Checklist

- REV B 130307 Porch width increased to take in arch
- REV C 060307 Pediment added
- REV B 050307 Scheme revised
- REV A 280107 Levels shown to entrance

Whitby Pavilion Theatre
Existing & Proposed Scheme Layout

Scarborough Borough Council
Architectural Services

Town Hall
St. Nicholas Street
Scarborough
YO11 2HG
Tel: 01723 232323
Fax: 01723 232433
White gloss painted SW columns

SW timber windows with glazing bars to match existing. Glazing to be 4/20/4 double glazed.

Stone plinth to base with timber moulding as detail.

Area outside entrance to be levelled to falls