

A10

F/TH/17/0833

PROPOSAL: Erection of folding gates to main cinema entrance for a temporary period of three years

LOCATION: Dreamland Cinema Dreamland Leisure Complex Marine Terrace MARGATE Kent

WARD: Margate Central

AGENT: Mr Nick Dermott

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 At the expiration of a period ending on 20th September 2020, unless further permission has been granted, the gate hereby approved and the building restored to its former condition in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

GROUND:
In view of the temporary nature of the proposal.

2 The development hereby approved shall be carried out in accordance with the submitted drawings, unnumbered plans received on the 6 and 26 June 2017

GROUND:
To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

Dreamland Cinema is sited on Marine Terrace Margate fronting the celebrated Margate Sands. Dreamland Cinema was built in two stages. The construction of the more northerly part, comprising the entrance foyer, saloon and public bars and the Sunshine Café, commenced in autumn 1933 with the Café opening at Whitsun (late May) 1934. Work on the auditorium commenced in autumn 1934 and the completed building finally opened on March 22nd 1935.

The structure might be more properly described as an Entertainments Complex, since it contained a variety of spaces - a 2,200 seat cinema with back stage facilities to enable live performances, three bars, two restaurants and seven shops. It also served to advertise the entire Dreamland site and acted as the entrance to both the Amusement Park and to the long-established Dreamland Ballroom at the back of the site.

The structure was listed Grade II on 11.8.1992 and the entry was upgraded to II* on 25.4.2008. It sits within the Margate Seafront conservation area, which was designated on 29.1.1997.

RELEVANT PLANNING HISTORY

Since September 2013 the entirety of the Dreamland site, including the Cinema, has been in the ownership of Thanet District Council. The Council have recently completed the renovation of the front (north-facing) elevation of the Cinema. This has included brickwork and faience repairs, Travertine and window repairs, reproduction bronze doors and both replacement and new illuminated signage. The work has also included the installation of video surveillance cameras. The 'shop fronts' of the former Dreamland Bars on the ground floor have been fitted with a temporary art work pending the identification of a tenant.

There is a concurrent listed building application for the same proposal also on this agenda (L/TH/17/0832 refers).

PROPOSED DEVELOPMENT

Planning permission is sought to fit a 'traditional' folding gate at the head of the stairs to the main Cinema entrance doors on Marine Terrace for a temporary period of 3 years. Such gates are commonly used in urban situations to close public accesses - such as to underground stations - when facilities are not in use.

The Cinema building is currently unoccupied and there is concern about the security of the building.

The gates will be top hung in a track fixed to the side of the downstand beam which spans between the columns to either side of the entrance steps. The outer ends of the gates are housed in a 45mm wide channel which is fixed between the back of the Travertine columns and the brass poster frames. When retracted the gates each protrude 500mm from the walls. The base track of the gates hinges into the vertical position and locks the gates open (thereby avoiding a trip hazard). To close the gates the track is unlocked and drops down on the hinge to run along the floor. The gates then run in the track and lock in the centre. The track has a 15mm diameter bolt which fits into a brass bush set into the Travertine floor.

Were the gates to be removed all fixing holes can be filled with a mixture of resin and Travertine dust to create an 'invisible repair'.

The gate would be powder coated RAL 1004. This is the colour of the neon signage letters and the forecourt bollards.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 - Saved Policies

D1 - Design Principles

T8 - Dreamland

NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the application site and the proposal advertised in a local newspaper.
No representations have been received.

CONSULTATIONS

Conservation Officer: No objection

Historic England: Historic England does not object to this proposal to install folding metal gates at the entrance to the Dreamland Cinema, part of the grade II* listed building. We understand that this is intended to be a short-term measure to secure the entrance until this part of the building becomes actively used, so in these circumstances we think a temporary permission of, say, 3-5 years, would be appropriate.

Historic England has no objection to the application on heritage grounds and considers that the application meets the requirements of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

COMMENTS

This application is reported to committee as the Council is the applicant.

Analysis

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Paragraph 131 of the NPPF advises that: In determining planning applications, local planning authorities should take account of:

- . the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- . the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Whilst paragraph 137 adds that local planning authorities should look for

opportunities for new development within Conservation Areas..... to enhance or better reveal their significance. Proposals that preserve or better reveal the significance of the asset should be treated favourably.

It is considered that this application will have a limited impact on the character and appearance of the conservation area especially given that the consent is only sought for a temporary period of 3 years and its limited visibility from the wider area. As such, it is considered that the harm to the designated heritage assets would be less than substantial.

It, therefore, falls to weigh the public benefits of the proposal against the harm to the designated heritage asset. The gate is proposed is similar in design to those used to secure public areas such as underground stations (many of which are also listed or within conservation areas). Both the Council's Conservation Officer and Historic England advise that they raise no objection to the proposal given its temporary nature. It is, therefore, considered that the limited harm that would be caused by the proposal is outweighed by its public benefits.

Conclusion

This application seeks consent for a gate to secure the building for a temporary period of three years.

There would be limited harm to the designated heritage asset (the host listed building and its conservation area setting) and it is considered that the public benefits of the proposal would outweigh this harm especially given the short temporary time period sought. It is therefore recommended that members approve the application.

Case Officer

Annabel Hemmings

TITLE: F/TH/17/0833

Project Dreamland Cinema Dreamland Leisure Complex Marine Terrace MARGATE
Kent

Scale:

