

**COMMITTEE DATE:** 17/01/2017

**Application Reference:** 16/0674

**WARD:** Talbot  
**DATE REGISTERED:** 04/11/16  
**LOCAL PLAN ALLOCATION:** Resort Core  
Key Tourism Investment Site  
Central Promenade and Seafront  
Town Centre Boundary  
Leisure Zone / Resort Core  
Defined Inner Area

**APPLICATION TYPE:** Reserved Matters  
**APPLICANT:** The Sands Venue

**PROPOSAL:** Erection of a single-storey side extension and a three-storey extension to the roof to create third, fourth and fifth floors and use of premises as altered to provide an A1 retail unit and hotel reception at ground floor level, with hotel accommodation above comprising 96 en-suite bedrooms and associated facilities, with associated rooftop plant area and basement car park for 55 cars and demolition of foot bridge over Bank Hey Street.

**LOCATION:** THE SANDS VENUE, PALATINE BUILDINGS, PROMENADE, BLACKPOOL, FY1 4TQ

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**Summary of Recommendation:** Grant Permission

**CASE OFFICER**

Ms C Johnson

**SUMMARY OF RECOMMENDATION**

The development would meet the economic, social and environmental aspect of sustainable development (paragraph 7 of the National Planning Policy Framework) and the plans show a well-designed building, designed with appropriate massing which respects the height and character of surrounding listed buildings and Town Centre Conservation Area.

The application is recommended for approval with a condition requiring the submission and approval of the materials to be used on the external elevations.

Conditions relating to the submission and agreement of landscaping details, external lighting, off site highway works, a Travel Plan and a Construction Management Plan are included in the outline planning permission (reference 15/0523).

## **INTRODUCTION**

The Palatine building was converted from a disused nightclub in 2010 (reference 10/0578 - use of first and second floors of premises as a jazz club and restaurant) and recently permission was granted for external alterations to the ground floor on the Promenade side (reference 15/0384) and those works have been carried out.

An outline application (reference 15/0523) was granted permission by the Planning Committee at its meeting on 5 April 2016 for the erection of a single-storey side extension and a three-storey extension to the roof to create 3rd, 4th and 5th floors and use of premises as altered to provide an A1 retail unit and hotel reception at ground floor level, with hotel accommodation above comprising 96 en-suite bedrooms and associated facilities, with associated rooftop plant area and basement car park for 55 cars and demolition of foot bridge over Bank Hey Street. This application is a reserved matters application dealing with the appearance of the development only.

The high quality design of the building proposed is as a result of a great deal of officer time and negotiation with the agent and the applicant, given the sensitive location of the building and the complexities of extending the building up rather than demolishing the existing venue and erecting a completely new building.

## **SITE DESCRIPTION**

The application property, the Palatine building, is a large three-storey detached building with road frontages onto the Promenade to the west, Bank Hey Street to the east and Adelaide Street West to the north. The building is in a very prominent location on the Golden Mile within 45 metres of Blackpool Tower, which is one of the most well-known landmark buildings in the Country.

The Palatine building is a brutalist structure constructed in the 1970's. At its highest point, (the tallest of the rectangular extrusions) the building is approximately 20 metres tall, although the vast majority of the building's bulk is no taller than approximately 13.6 metres tall (when viewed from the Promenade). It has recently undergone some improvements externally when the current operators opened the 'Sands Venue' which is a music/show bar and restaurant. Formerly the building operated as various nightclubs with retail uses on the ground floor. Currently, the ground floor on the Promenade side is a restaurant and the main entrance into the Sands Venue and there is a large discount retail shop which occupies all of the ground floor on the south side of the building, with a presence on the Promenade and Bank Hey Street. A second large discount retail unit fronts Bank Hey Street and Adelaide Street West and there is a disused nightclub in the basement, accessed from the southern side of the Palatine building. The building's main service areas are accessed from Adelaide Street West.

To the south of the building, there is an external staircase in a pedestrianised area between the Promenade and Bank Hey Street, giving access to the first floor of the Palatine Buildings and to a walkway and bridge over Bank Hey Street. The bridge connects to businesses on the east of Bank Hey Street, although the access is only currently used in emergencies and isn't publicly accessible. To the south of the pedestrianised area and staircase, is Coral Island amusement centre which is largely one/two storeys in scale.

In the wider area, the Promenade has recently been regenerated, extended and landscaped and the area has received significant investment to upgrade, improve and enhance the visitor offer and visual amenity. Similarly at Blackpool Tower, significant restoration, repair and regeneration works are on-going and the restoration of the Tower Promenade elevation has recently won a commendation by the Royal Town Planning Institute.

The Palatine building stands within the Town Centre and Resort Core on the Proposals Map to the Local Plan. The Promenade frontage is within the Leisure Zone and the Bank Hey Street frontage within the Principal Retail Core on the Proposals Map to the Local Plan. The Town Centre Conservation Area lies to the north of the building.

### **DETAILS OF PROPOSAL**

The application is a major scheme for a three-storey hotel development on the top of the Sands Venue. This application is for the approval of the reserved matter of appearance which was not applied for with the outline application. All other matters have been approved under planning application reference 15/0523.

The hotel development which has already been approved, includes 96 en-suite bedrooms and associated facilities providing 11,311 square metres of floorspace.

The previously approved building would have a maximum height of approximately 28 metres when viewed from the Promenade (36.26 metres above ordnance datum or AOD), which is approximately 1.5 metres taller than the bulk of the former Woolworths building and approximately 4 metres taller than the bulk of the Blackpool Tower building to the north and approximately 19 metres taller than Coral Island to the south.

A single-storey side extension has also been approved to the southern side of the building to extend the existing ground floor retail offer. A mezzanine floor in the extension is shown in this application. There would be a hotel reception area in part of the existing retail unit on the south east corner. The existing retail unit on the north east corner would be used as ancillary space for the hotel, potentially a spa.

The third, fourth and fifth floors would each contain 32 bedrooms arranged around an 'Atrium Lounge' (or voids over the Lounge). The lounge would have natural light and ventilation via a glazed roof light in the main roof. Redundant former nightclub floorspace within the existing building would be converted to restaurant/ancillary space for the hotel.

The previous approval also included details of a rooftop plant area and basement car parking for 55 cars, with vehicle access via hydraulic lifts. The car park would be accessed off Adelaide Street West.

This application is accompanied by:

- A Design, Access and Heritage Statement.

### **MAIN PLANNING ISSUES**

The main planning issues are considered to be:

- The design and appearance of the development.

This issue will be discussed in the assessment section of this report.

### **CONSULTATIONS**

**Built Heritage Manager:** There is no information about proposed materials and how they would be treated. However, based on the visuals, I have no objection to the application.

**Head of Highways and Traffic Management:** The comments remain the same as for the outline application (reference 15/0523).

- Areas of the public highway highlighted for stopping-up must be undertaken via the Town and Country Planning Act, this is to allow development to take place (points 2, 3).
- The pick-up and drop-off will be on the public highway. This will need regulating and can be combined as part of the off-site highway works undertaken via a S278 agreement.
- Traffic and Highways will undertake detail design and construction for the works proposed on the public highway.
- The retail unit and hotel will require formal postal addresses and the applicant should contact Traffic and Highways, Blackpool Council, 3rd Floor Bickerstaffe House, Blackpool, FY1 3AH, 01253 477477 to arrange.
- There would be 55 car parking spaces in the basement. Parking standards for A1 (non-food) stipulate 1:31 which equates to 80 spaces. The parking is underprovided but given the location I have no significant concerns.
- How practical will it be to use the car parking spaces in the basement, mechanical problems with the hydraulic ramps due to the climate, salt air could render access and egress a problem. How will this be overcome/managed?
- The walkway attached to the building at first floor level and over Bank Hey Street, is highway, part or all of which is used as a fire escape. The proposal seeks to remove the walkway. Highways rights must be removed and the walkway to be stopped-up under S247 of the Town and Country Planning Act to allow development to take place. It is crucial though that a means of escape, for neighbouring businesses affected by the removal of the walkway, is provided/replaced prior to the removal of the existing walkway.

- The proposed retail unit will be built over public highway, as point 2, the area where the unit will sit must be stopped-up in order to remove highway rights. The same will apply to the area where the stairs are to be built.
- The over sail for the hotel entrance on Bank Hey Street will require a licence.
- Further discussion to be had for the scheme proposed between the neighbouring building (Coral Island) and the proposal site. This is in order to clearly distinguish and identify scope of works, lighting specification, planting schedule, ongoing maintenance etc. The final scheme agreed will be subject to a S278 agreement.
- The pick-up and drop point cannot be supported as the introduction of this facility will result in the loss of a number of taxi spaces within the taxi rank on Bank Hey Street, the busiest rank in Blackpool. To mitigate this I would be willing to review arrangements along the Promenade to determine if there is scope to provide a facility in close proximity. All works associated with this to be funded by the proposal.
- Servicing remains unaffected as it can be undertaken from the existing covered servicing area. A condition may be appropriate clearly stating where the servicing can be undertaken from.

**Head of Environmental Services:** A detailed Construction Management Plan is required detailing the hours of work and proposals to minimise noise nuisance etc.

**Historic England:** No objections - The proposal should be considered in line with national planning policy and with reference to your own specialist advice.

### **PUBLICITY AND REPRESENTATIONS**

Press notice published:	17 November 2016
Site notice displayed:	11 November 2016
Neighbours notified:	07 November 2016

No representations have been received at the time of preparing this report. Any comments that are received before the Committee meeting will be reported in the Update Note.

### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Paragraph 2 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 7 explains that there are three dimensions to sustainable development including economic, social and environmental roles. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities by creating a high quality built environment, that reflects the community's needs and support its social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 8 confirms that these roles should not be undertaken in isolation and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 14 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as whole; or
- ii) specific policies in this Framework indicate development should be restricted.

Paragraph 17 sets out the 12 core land-use planning principles which should underpin both plan-making and decision-taking which include to proactively drive sustainable economic development, to always seek to secure high quality design and to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Paragraph 18 confirms that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 56 confirms that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 states that planning decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 61 confirms that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 65 states that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 129 confirms that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Paragraph 131 state 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 137 confirms that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

### **BLACKPOOL LOCAL PLAN PART 1: CORE STRATEGY**

The Blackpool Local Plan: Part 1 - Core Strategy was adopted by the Council at its meeting on 20<sup>th</sup> January 2016. Certain policies in the Saved Blackpool Local Plan have now been superseded by policies in the Core Strategy (these are listed in the appendices to the document). Other policies in the Saved Blackpool Local Plan will remain in use until Part 2 of the new Local Plan is produced.

The policies in the Core Strategy that are most relevant to this application are:

#### **Policy CS1: Strategic Location of Development**

- To deliver the Core Strategy vision the overarching spatial focus for Blackpool is regeneration and supporting growth.



1. Blackpool's future growth, development and investment will be focused on inner area regeneration, comprising:
2. Blackpool Town Centre, including the three strategic sites of Central Business District, Winter Gardens and Leisure Quarter.
  - a. The Resort Core, containing the promenade and the majority of resort attractions and facilities, holiday accommodation and major points of arrival.

#### **Policy CS6: Green Infrastructure**

High-quality and well connected networks of green infrastructure in Blackpool will be achieved by:

- a. Enhancing the quality, accessibility and functionality of green infrastructure and where possible providing net gains in biodiversity.
  - Creating new accessible green infrastructure as part of new development and supporting urban greening measures within the built environment.
  - Connecting green infrastructure with the built environment and with other open space including the creation, extension or enhancement of greenways, green corridors and public rights of way.
  - All development should incorporate new or enhance existing green infrastructure of an appropriate size, type and standard.

#### **Policy CS7: Quality of Design**

New development in Blackpool is required to be well designed, and enhance the character and appearance of the local area and should:

- Be appropriate in terms of scale, mass, height, layout, density, appearance, materials and relationship to adjoining buildings.
- Incorporate well integrated car parking, pedestrian routes and cycle routes and facilities.
- Provide appropriate green infrastructure including green spaces, landscaping and quality public realm as an integral part of the development.

Development will not be permitted that causes unacceptable effects by reason of visual intrusion or any other adverse local impact on local character or amenity.

#### **Policy CS8: Heritage**

Development proposals will be supported which respect and draw inspiration from Blackpool's built, social and cultural heritage, complementing its rich history with new development to widen its appeal to residents and visitors.

Proposals will be supported that:

- Enhance the setting and views of heritage assets through appropriate design and layout of new development and design of public realm.
- Strengthen the existing townscape character created by historic buildings.

Developers must demonstrate how any development affecting heritage assets (including conservation areas) will conserve and enhance the asset, its significance and its setting.

### **Policy CS17: Blackpool Town Centre**

To re-establish the Town Centre as the first choice shopping destination for Fylde Coast residents and to strengthen it as a cultural, leisure and business destination for residents and visitors, new development, investment and enhancement will be supported which helps to re-brand the Town Centre by:

- Strengthening the retail offer with new retail development, with the principal retail core being the main focus for major retail development.
- Conserving and enhancing key heritage and entertainment assets within the Town Centre and complementing these with new innovative development.

### **SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016**

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

#### **Policy LQ1: Lifting the Quality of Design**

All new development will be expected to be of a high standard of design and to make a positive contribution to the quality of its surrounding environment.

All planning applications for large-scale developments or smaller developments occupying prominent and/or sensitive locations, such as gateways and activity nodes must be accompanied by an 'Urban Design Statement'. This statement will need to set out the design principles of the development covering the following:

- (a) site appraisal and context
- (b) layout of street and spaces
- (c) activity and movement patterns
- (d) building design
- (e) public realm design
- (f) landscape design, including wildlife and biodiversity issues
- (g) energy and resource conservation
- (h) other relevant design issues

Sensitive and prominent locations are considered to be those within or adjacent to Conservation Areas, those directly affecting the fabric or setting of a Listed Building, those sites occupying landmark or nodal locations with the Town Centre, and any site within the Resort Core or Resort Neighbourhoods with any elevation fronting onto the Promenade.

#### **Policy LQ2: Site Context**

The design of new development proposals will be considered in relation to the character and setting of the surrounding area.

- (A) New developments in streets, spaces or areas with a consistent townscape character should respond to and enhance the existing character. These locations include:
  - (i) affecting the setting of a Listed Building
  - (ii) Conservation Areas

### **Policy LQ3: Layout of Streets and Spaces**

- (A) The layout of all new development will be expected to create or positively contribute towards a connected network of streets and spaces that:
- (i) creates direct and integrated routes through the site which provide well signed and easy access to the existing street network, nearby facilities and public transport
  - (iii) creates distinctive useable spaces, including public open spaces, which are well-defined by buildings, boundary treatments and landscaping creating a structure for habitat generation and migration
  - (vi) provides or enhances a visually interesting environment through the creation of new landmarks, views and vistas
  - (vii) assimilates sensitively into the surrounding built form and/or landscape context
  - (viii) where possible, incorporates drainage requirements as features within the design in conjunction with sustainable drainage (SUDS) technology

### **Policy LQ4: Building Design**

In order to lift the quality of new building design and ensure that it provides positive reference points for future proposals, new development should satisfy the following criteria: The scale, massing and height of new buildings should be appropriate for their use and location and be related to:

- (i) the width and importance of the street or space
- (ii) the scale, massing and height of neighbouring buildings

Design of Facades - The detailed appearance of facades will need to create visual interest and must be appropriate to the use of the building. New buildings must have a connecting structure between ground and upper floors composed of:

- (i) a base, of human scale that addresses the street
- (ii) a middle, of definite rhythm, proportions and patterns, normally with a vertical emphasis on the design and positioning of windows and other architectural elements
- (iii) a roof, which adds further interest and variety
- (iv) a depth of profile providing texture to the elevation

Materials - will need to be of a high quality and durability and in a form, texture and colour that is complementary to the surrounding area.

### **Policy LQ5: Public Realm Design**

New developments creating outdoor areas that will be used by the public will be expected to provide or enhance a co-ordinated, uncluttered and visually interesting public realm that is convenient for all its users. The design of the public realm must enhance the setting of surrounding buildings and will be expected to:

- (a) use materials, such as paving, which are robust, attractive and appropriate to the location
- (b) provide adequate lighting designed for the needs of pedestrians
- (c) include clear and distinct signage
- (d) provide a variety of places for people to sit
- (e) include other appropriate landscaping and street furniture.

In major developments, the provision of public art will be encouraged.

**Policy LQ6: Landscape Design and Biodiversity**

New development will be required to incorporate appropriate landscaping and benefits to biodiversity wherever possible, that:

- enhances the spaces between and around buildings, including new streets provides new planting of appropriate specification, including the use of indigenous species and semi-mature planting, where appropriate
- avoids the creation of left over spaces

**Policy LQ7: Strategic Views**

Development that has a detrimental impact on strategic views will not be permitted.

Views of the following features and buildings are considered to be of strategic importance:

- (a) Blackpool Tower – views from the seafront and along main transport corridors leading into the Town Centre
- (b) along the seafront and coastline
- (c) into and within Conservation Areas
- (d) local views of other Listed Buildings

**Policy LQ9: Listed Buildings**

Development affecting the Setting of a Listed Building Development which adversely affects the character or appearance of a listed building, or its setting will not be permitted.

**Policy LQ10: Conservation Areas**

Development must preserve or enhance the character and appearance of the Conservation Area. The development will need to respect the scale, massing, proportions, materials and detailing of similar building forms within the Conservation Area.

**Policy LQ11: Shopfronts**

Applications for new or alterations to existing shop fronts will be considered having regard to the character of the building and the street scene. Particular attention will be paid to the relationship of the ground floor with the upper floors of the property.

**Policy LQ14: Extensions and Alterations**

Applications for extensions or alterations will be considered in relation to the existing building, adjoining properties and to the surrounding area. Extensions and alterations must be well designed, sited and detailed in relation to the original building and adjoining properties. Past, unsympathetic alterations and extensions of adjoining properties should not be regarded as a precedent for further similar proposals. Materials will need to match or be complementary to the original building.

**OTHER RELEVANT DOCUMENTS**

Town Centre Conservation Area Extension of Boundaries, October 2014.

## **ASSESSMENT**

### **The design and appearance of the development**

The principle of hotel development in this Town Centre location coupled with access, landscaping, layout and scale have already been approved (or conditions attached requiring further details) under the outline planning application (reference 15/0523).

The economic benefits of having a 5 star hotel on the Promenade, next door but one to Blackpool Tower have already been demonstrated. This application seeks to demonstrate that the development would also have social gains in providing a high quality built environment, and an environmental gain which protects the historic setting of Blackpool Tower.

The National Planning Policy Framework attaches great importance to the design of the built environment and confirms new development should contribute positively to making places better for people. The National Planning Policy Framework confirms that new development needs to integrate into the existing built and historic environment and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies in both the Core Strategy and the Local Plan require new development to be well designed and to enhance the character and appearance of the area. Development should be appropriate in terms of height, scale, bulk, design and appearance, use of materials and the relationship to neighbouring buildings. Development should enhance the existing character of an area where it affects the setting of a Listed Building or a Conservation Area.

Given that the Palatine Building is in one of the most prominent positions on the seafront in Blackpool, the design of any new development of the scale proposed, in this location must be of the highest quality. Furthermore, under s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities are to have special regard to the setting of listed buildings and the desirability of preserving their setting. When considering the impact of a proposed development on the significance of a designated heritage asset (in this case Blackpool Tower), great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The existing flat roof building displays its concrete structure around brick and glazed infills. The upper floors are separated visually from the ground floor by a very heavy fascia on the front elevation which dominates the building on the Promenade. The south and east elevations are dominated by an external concrete staircase and walkway which wraps around the building to the south and over-sails Bank Hey Street to the east. The north elevation is predominantly retail frontage and services behind tall metal concertina doors.

The existing building forms a group with Blackpool Tower and the Woolworths building, each championing very different, high quality architecture from different eras. However, in its current form, it does not particularly complement either building.

The proposal reuses the existing building and over-clads it with glazed walls, broken up by projecting columns and external bracing, taking design cues from both the Woolworth building and the structure of Blackpool Tower in terms of design and materials. The design will harmonise with the historic buildings and whilst being taller than both, would not over dominate them given the lightness of the elevations.

The glazed elevations on the sides and rear would be broken up by tall sections of cladding which would give the building much needed articulation and vertical emphasis, with some cladding set back and some set forward of the main elevations.

The main entrance to the hotel would be on the south east corner of the building and would be accessed under a canopy which wraps around that corner. The canopy would help define and frame the entrance.

A condition requiring the submission and agreement of a materials palette and schedule will ensure that the materials and finishes are of a high quality and would be durable in the marine environment.

Improvements to the public realm in terms of landscaping enhancements are proposed and the submission and approval of the details is required under condition 4 of the outline planning permission. This will ensure that the development has a high quality setting and will improve pedestrian links from the Promenade into the Town Centre. The submission and approval of an external lighting strategy is required under condition 5 of the outline permission.

### **Other matters**

The car parking, servicing and access arrangements were agreed in the outline application.

The outline application also requires the submission and approval of a Construction Management Plan (condition 3), a scheme for off-site highway works (condition 6) and a Travel Plan (condition 7). Conditions on the outline permission do not need to be replicated on this reserved matters application.

### **LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION**

The outline permission requires that the developer enters appropriate legal agreements relating to off-site highway works. The developer will also have to enter legal agreements to stop up various parts of the highway.

## **CONCLUSION**

The development would meet the economic, social and environmental roles of sustainable development.

## **HUMAN RIGHTS ACT**

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others.

It is not considered that the application raises any human rights issues.

## **CRIME AND DISORDER ACT 1998**

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998.

## **BACKGROUND PAPERS**

Planning Application File(s) 16/0674 which can be accessed via the link below:

<http://idoxpa.blackpool.gov.uk/online-applications/search.do?action=simple>

**Recommended Decision:** Grant Permission

## **Conditions and Reasons**

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

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out, except where modified by the conditions attached to this permission, in accordance with the reserved matters application received by the Local Planning Authority including the following plans:

Location Plan stamped as received by the Council on 07/10/2016

Drawings numbered 0005, 0006, 0007, 0008, 0009, 0011, 0012, 0013 and 0014

stamped as received by the Council on 07/10/2016 and 0010 rev S1 stamped as received by the Council on 06/12/2016.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the permission.

3. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with policies LQ1, LQ2, LQ4 and LQ10 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1 - Core Strategy 2012-2027.

4. No rain water goods, soil pipes, vent pipes or plant shall be installed on the external elevations of the building.

Reason: In the interests of the appearance and style of the building given it's prominent position, in accordance with policies CS7 and CS8 of the Blackpool Local Plan Part 1 - Core Strategy and policies LQ1, LQ2 and LQ4 of the Blackpool Local Plan 2001- 2016.

### **Advice Notes to Developer**

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.
2. The applicant is directed to the decision notice for the Outline application 15/0523 and the conditions attached requiring:
  - the submission of a Construction Management Plan;
  - the submission of hard and soft landscaping details;
  - the submission of an external lighting strategy;
  - the submission of off-site highway work details;
  - the submission of a Travel Plan;
  - the provision of the agreed car parking layout.