

Officer Report to Committee

Application ref: 21/0527
Ward: TALBOT
Application type: LISTED BUILDING CONSENT

Location: FORMER KING EDWARD VII PICTURE HOUSE, CENTRAL DRIVE, BLACKPOOL, FY1 5QE

Proposal: Demolition of single-storey rear extension, erection of two-storey rear extension, demolition of attached single storey retail unit with erection of glazed canopy to side, installation of replacement windows, stone and brickwork repairs, roof repairs, removal installation of 6 No. roof lights, installation of new entrance doors on front elevation, provision of replacement doors to sub-station along with alterations to brickwork enclosure, installation of new cast iron rainwater goods, internal alterations (including partial removal of the later first-floor structure), and use of premises for the sale and consumption of food and drink.

Recommendation: Approve

Case officer: Jan Creswell

Case officer contact: 01253 476228

1.0 BLACKPOOL COUNCIL PLAN 2019-2024

- 1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience.
- 1.2 This application would accord with the first priority by enabling the delivery of a major-scale mixed-use development on a site that has long been designated for tourism development, offering substantial regeneration benefits to the immediate area and wider resort.

2.0 SUMMARY OF RECOMMENDATION

- 2.1 It is recommended to approve the above development subject to conditions to record the building before and during works, and to require agreement in writing of the methodology for restoration of the façade and installation of services.

3.0 INTRODUCTION

- 3.1 This application is before Members because it relates to a major-scale, Council-led scheme of general community interest.

4.0 SITE DESCRIPTION

- 4.1 The application relates to the former King Edward VII cinema which sits on the western side of Central Drive between the King Edward VII public house and the King Edward VII apartments to the north of the junction with Chapel Street.
- 4.2 The former theatre and cinema building dates from 1913. It was Listed (Grade II) in 1983. The building is constructed of Accrington brick with stone-coloured dressings to a regular plan. It is a single-storey building with a barrel-vaulted roof but has the scale of two storeys. The roof form gives the frontage a semi-circular shaped façade which displays symmetrical detailing. The frontage includes a central pedimented gable which is flanked by banded pilasters with a window between. A panel above the window reads 'Central Picture Theatre' with patterns in moulded terracotta. To either side of these central features are large bullseye windows with banded pilasters topped by octagonal drum and ball finials on each corner.
- 4.3 Internally the building is described as having a small foyer with a decorated cornice and an auditorium with a balcony. Particular mention is given in the listing to the moulded cornice and ceiling braces with their associated detailing. The seating banks are noted, the projection room deemed to be original but the pay-box altered.

5.0 DETAILS OF PROPOSAL

- 5.1 The application seeks Listed Building Consent for the following:

Demolition of single-storey rear extension, erection of two-storey rear extension, demolition of attached single storey retail unit with erection of glazed canopy to side, installation of replacement windows, stone and brickwork repairs, roof repairs, removal installation of 6 No. roof lights, installation of new entrance doors on front elevation, provision of replacement doors to sub-station along with alterations to brickwork enclosure, installation of new cast iron rainwater goods, internal alterations (including partial removal of the later first-floor structure), and use of premises for the sale and consumption of food and drink.

- 5.2.1 The application has been supported by:

- Design and Access Statement.
- Heritage Statement.
- Consultation Report.

6.0 RELEVANT PLANNING HISTORY

- 6.1 90/0654 – Listed building consent granted for various signage.
- 6.2 90/0653 – Advertisement consent granted for various signage.
- 6.3 86/0290 – Advertisement consent granted for various signage.
- 6.4 85/1430 – Listed building consent granted for alterations and extensions to form restaurant and discotheque.
- 6.5 85/1429 – Planning permission granted for alterations and extensions to form restaurant and discotheque.

- 6.6 85/0165 – Planning permission granted for use of premises as a restaurant at ground floor level with a discotheque above.
- 6.7 83/1222 – Advertisement consent refused for a 48 sheet display panel.
- 6.8 21/0517 – parallel hybrid planning application for part outline, part full planning permission for a major scale leisure development, holiday accommodation, food and beverage uses, public realm and a multi-storey car-park.

7.0 MAIN PLANNING ISSUES

7.1 The main planning issues are considered to be:

- Impact of the proposal on the heritage value of building and the characteristics for which it is listed.

8.0 CONSULTATION RESPONSES

8.1 Historic England

8.1.1 On the basis of the information submitted to date, no comments are offered. The views of the Council's specialist conservation advisor should be sought. Unless there is a material change to the proposal, there will be no need to consult Historic England again. Any further request for advice should be justified.

8.2 Theatres Trust

8.2.1 The building opened in 1914. The former cinema use ceased in the early 1970s and the building used as a bingo hall until 1984. It was then used as a pizza restaurant and internal alterations were carried out to insert an additional floor through the auditorium to unsympathetically divide its volume. Further alterations were then made when the building was converted into a nightclub with original features concealed or lost over time. It was last used as a cabaret bar until 2008 and has been vacant since that time. It is unclear if the building has ever been used as a theatre or for live performances. Given its age it is likely to have been equipped to some degree as there are rooms to the back of what would have been the stage and it is probable that these would have served as dressing rooms.

8.2.2 The proposals would bring the heritage back into use and would partially reinstate the full height and volume of the auditorium. This is supported. The provision of a mezzanine would provide the seating to make the use viable. The priority must be to arrest the decline of the asset and bring it into a use consistent with its form. This proposal would achieve that. The plans would enhance the significance of the building and restore remaining features. Little detail is provided as to how the ground floor kitchen units and other areas would be installed or the extent to which necessary alterations would be reversible in future. It is likely that the works would require substantial servicing such as wiring and plumbing. This could be disruptive to the historic fabric and compromise features of significance. The benefit of securing viable use may offset any negative impact but this should be clarified and properly assessed. This could be achieved through additional submission or by conditioning details of fixings and servicing. A condition requiring recording of fabric or features to be harmed or lost should also be imposed. Overall the scheme is welcomed.

8.3 **Cinemas Trust**

- 8.3.1 The submitted Heritage Statement is well-written. Overall the broad aims of the application and the proposed use of the building as an artisan food court is supported. The commitment to restore the superb Arts and Crafts façade and the surviving interior features, including the foyer and pay-box is welcomed. Concern is raised over the impact of the new roof-lights on the historic curved ceiling. The section drawing shows large new skylights in the main roof but the size of openings in the curved ceiling is unclear. Any openings in the curved auditorium ceiling should be small. The existing small, square openings should either be re-used or only slightly enlarged. The proposed balustrade around the new void is extremely plain and a more detailed design would enhance the interior (condition).

8.4 **Lancashire County Council Archaeological Advisory Service**

- 8.4.1 The building is an example of a 1930s, purpose-built cinema which has a significant street presence and formed part of the entertainment infrastructure developed as Blackpool grew as a resort. The proposed alteration, refurbishment and conversion is welcomed to return the building to viable use. The scheme would, however, result in the loss of some fabric from the floor inserted into the original auditorium, the replacement of elements of the original building, and other works when the building is stripped out and alterations made to alter circulation patterns. Early cinema buildings, particularly those constructed prior to 1914, are an increasingly threatened building type.
- 8.4.2 Prior to any works an archaeological building record should be made of the former cinema/bingo hall to capture the details of the structure and its internal fixtures and fittings as they exist at present. The building record should be enhanced with the results of a watching brief carried out during the strip out phase to record any features relevant to the original use and historic alterations that may be revealed. An appropriately worded condition is recommended.

8.5 **Blackpool Civic Trust**

- 8.5.1 The demolition is fine as long as areas of interest are protected by a detailed submission made at a later stage.

Officer response: this application forms the detailed submission for the proposal.

8.6 **Built Heritage Manager**

- 8.6.1 No objection to the proposed use but a number of concerns are raised regarding the alterations to the original fabric. The proposal would replace the windows and doors on the front elevation but the windows are original, in good condition and of high significance. As such they should be refurbished and retained. The door is not original but an aluminium door would not be appropriate. The submitted statement notes that the auditorium ceiling braces are to be repaired and so it is assumed that the whole ceiling is to be repaired and retained. It is therefore unclear how roof-lights would be installed. The works to the ceiling should be clarified and it should be demonstrated whether it is viable to retain it. If the ceiling is to be removed to reveal the roof structure, this should be clarified and justified. Without justification, preference is for the ceiling is to be retained and electrical lighting to be installed instead. It is noted that part of one side of the building would be painted grey for artwork. Installation of a panel over the wall to display art would be more appropriate. The building should be recorded to level 3 before and during works. There should also be a

condition to require method statements for the stone and brick repairs which should be carried out by appropriate experts. The application has not been accompanied by a condition report to justify the proposed changes to the fabric (in particular the front windows and ceiling) and these issues have not been addressed in the heritage statement.

9.0 REPRESENTATIONS

9.1 Press notice published: 16/06/21.

9.2 Site notice displayed: 17/06/21.

9.3 Two representations have been received, both from local residents. One simply states support for the scheme, the other raises the following points:

- The car park would not encourage environmentally friendly or public transport use.
- The site is in a deprived area and green space and features should be provided to improve health and well-being.
- The scheme lacks reference to the former Blackpool Central Station railway use.

9.4 These comments have been made in relation to both this application and parallel hybrid application ref. 21/0517. They are considered to relate primarily to application ref. 21/0517 as they make no reference to Listed Building Consent matters.

10.0 RELEVANT PLANNING POLICY

10.1 National Planning Policy Framework (NPPF)

10.1.1 The National Planning Policy Framework (NPPF) was adopted in February 2019. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 12 - Achieving well-designed places.
- Section 16 - Conserving and enhancing the historic environment.

10.2 National Planning Practice Guidance (NPPG)

10.2.1 The National Planning Practice Guidance (NPPG) expands upon and offers clarity on the points of policy set out in the NPPF. The section on Historic Environment is particularly relevant.

10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS7 Quality of Design
- CS8 Heritage

10.4 Blackpool Local Plan 2011-2016 (saved policies)

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until

the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1: Lifting the Quality of Design.
- LQ9: Listed Buildings.

10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)

10.5.1 The Blackpool Local Plan Part 2 has been subject to an informal consultation exercise and will be subject to formal consultation later this year. At this point in time limited weight can be attached to the policies proposed. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- DM17: Design Principles.
- DM26: Listed Buildings.

10.6 Other Relevant Legislation and Policy Guidance

10.6.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out how Listed Building Consent applications should be dealt with.

11.0 ASSESSMENT

11.1 Consideration of history, significance and key features

11.1.1 The former King Edward Cinema is an example of an early purpose-built picture theatre which was built at a time when the exhibition of motion pictures was becoming firmly established as a new form of mass entertainment. It stands a short distance to the south of the centre of Blackpool, and is close to the seafront. The site was well-chosen, with the town's busiest railway station and main attractions in one direction and an extensive district of boarding houses in the other. It was built in 1913 to the designs of John Butcher Mather, a prominent local architect and property developer, who also held various positions of authority in the town, including a period as mayor. It opened in July 1913 as the Central Picture Theatre, but was re-named the King Edward Picture Theatre in 1914.

11.1.2 The cinema forms the centrepiece to a group of three contemporary buildings. Both the King Edward VII Hotel and the former Railwaymen's Hostel are locally listed, the former being to the designs of the same architect as the cinema. In common with many early cinemas, most of the budget appears to have been spent on the façade, behind which the remainder of the building consisted of not much more than a large hall with a balcony. The colour of the main building material, Accrington brick, is a common feature of all three structures, but the cinema's façade has been given extravagant treatment to set it apart from its surroundings and it serves as a distinctive focal point at the end of Reads Avenue. In contrast, the side elevations of the auditorium were extremely plain, as little could be seen of them from Central Drive.

11.1.3 After the cinema closed in the early 1970s, following some cosmetic changes it reopened for bingo. The building was Listed Grade II in 1983, following which in 1986 it was converted into a pizza restaurant, severely compromising the original interior. The auditorium was horizontally subdivided, many new partitions inserted, and decorative features lost. Modern subdivision of the interior has had a damaging effect on its character, but enough features

remain to give an impression of its original appearance. The ceiling to the foyer is decorated with grotesque masks and ornamental swags. It was subsequently used as a nightclub with some cosmetic alterations.

- 11.1.4 The cinema was acquired by Blackpool Council in 2009, after the town's bid for a super casino was rejected. It has been vacant for a number of years and is starting to deteriorate. However, apart from an obvious roof leak which is causing damage to the decorative plasterwork, and much evidence of a pigeon infestation, the defects appear to be superficial. Apart from superficial damage to some of the artificial stone capitals on the façade, and a scar left by the removal of the fascia, the façade appears to be in a generally good condition. Despite the alterations of the 1980s, the basic outline remains intact, and the structure still retains an appearance which is typical of the 'behind the scenes' aspects of early cinemas which were not intended for public display - in summary, a single large space, rectangular in plan, with the longer axis perpendicular to the building line, and featuring plain walls under a pitched roof.
- 11.1.5 The roof has a covering of uniformly-sized Welsh slates with a ridge of red clay lapped tiles and vented tiles fitted at intervals along its length. Two circular ventilator cowls, standing on square section metal bases, are located on the ridge. These form the terminations of trunking from the grilles in the ceiling of the auditorium. Remains of what appears to have been a third outlet can be seen immediately behind the front gable. This would have originally vented the projection room; the nearby roof-light may also have served this space, as it would have been situated above the level of the windows on the front elevation.
- 11.1.6 No visual record of the original design for the door joinery appears to have survived.
- 11.1.7 Interior: The area occupied by the foyer and stairs to the upper level is separated from the former auditorium by a brick wall which runs parallel to the front elevation. The foyer has the cramped proportions typical of early cinemas. The pay box is modern, but it is probably similar in character to the lost original. The ceiling is the only surviving element of the interior decoration which is still completely intact. The cornice is made up of a series of scrolled and attenuated theatrical masks, in fibrous plaster; between these is a repeated detail of cartouches and swags. The foyer ceiling is the most intact of the surviving internal features. All the stairs throughout the building were installed or renewed as part of the 1980s conversion. The ground floor interiors of the extensions to the southeast and southwest elevations served a range of utilitarian purposes, and are very functional without any form of architectural expression.
- 11.1.8 First floor: The internal face of the front elevation has been stripped to the brickwork in both of the stairwells which adjoin it, while the others have a plain plaster finish of indeterminate age. The circular windows retain their original translucent glazing and fixed timber frames, which are each fitted with a small opening light. The upper parts of both stairwells are open to the roof, which has been lined with lath and plaster. Although this has since been concealed by later finishes, some portions of plain run plaster cornices may be glimpsed in places.
- 11.1.9 The modern second floor is of beam and block construction and is superimposed over the original steel joists. This radical structural change would have necessitated the comprehensive replacement of the stairs to conform to the new floor levels. The original dimensions of the auditorium can still be appreciated when looking at the ceiling, but below this the space has been subdivided with lightweight partitions.

- 11.1.10 The ceiling remains largely intact. It is gently curved to follow the lower chords of the steel trusses, the positions of which are indicated by wide bands of moulded fibrous plaster. These are decorated with 'crossed straps and interposed leaves and flowers', to quote the listed building description. Damp ingress has damaged the ceiling in places, and its conventional lath and plaster construction can be seen where this has occurred. Despite its poor condition, the ceiling is still a dramatic feature, and it conveys an impression of the cinema's original size. The listed building description also refers to the auditorium's cornice with egg-and-dart decoration; this has since been completely stripped out from the main space, leaving only a short length intact in the rear stairwell.
- 11.1.11 The Central Drive end of the auditorium is now overlooked by a smaller balcony, which admits light from the windows of the front elevation. Although the balcony is a modern intervention it is plausible that the decorative metal balusters were recovered from the landings of the original stairs when they were removed in the 1980s.
- 11.1.12 Second floor: Although this area has undergone great change, plaster linings to the underside of the roof, together with the position of the Venetian window, provide evidence that the auditorium ceiling never extended into the easternmost bay. The purpose of this arrangement was to allow clearance above the raked seating of the balcony without obstructing the sight line from the projection room to the screen. As built, it would have screened out daylight entering through the windows. Evidence of the springing of an arch above a modern opening shows that borrowed light could be admitted to the auditorium when it was desired. In normal conditions it would have been excluded by the use of curtains.
- 11.1.13 The roof structure is for the most part concealed by the barrel-vaulted ceiling, but it can be glimpsed at the change of levels above the modern balcony. The six trusses are of steel, but all the other components – purlins and common rafters – are of softwood. Although unremarkable in its design, the roof is representative of those found in the first generation of cinemas, which are becoming increasingly rare.
- 11.1.14 Condition of the building: The most noticeable defects include a roof leak, which has caused sections of the auditorium ceiling to fall, and some evidence of slight structural movement in the rear extension. The basement is susceptible to flooding, and there is a long standing pigeon infestation.
- 11.1.15 Archaeology: The King Edward Cinema is an example of standing archaeology. Although the façade is the cinema's principal feature of interest, the proposals for the site would provide the opportunity to record details of the building's construction and decoration which are presently concealed under later finishes. It is a potential source of information relating to the origin and manufacture of building materials (such as artificial stone), evidence of innovation and progress in technical aspects (such as steel-framed roofs and mechanical ventilation systems), and the study of decorative schemes. Similarly, acknowledgement should be made of the building's later roles as a bingo hall, restaurant and nightclub. Recording the physical alterations that were necessitated by changes of function will provide a fuller understanding of the way in which the building was adapted to meet evolving social trends.

11.2 Principle

- 11.2.1 As stated the building has sat vacant for a number of years without any substantive interest from third parties to bring it back into beneficial use. It has consequently started to deteriorate. Unless an appropriate new use can be secured, there is a real risk that the building will continue to decline to the point where it is no longer financially viable to repair and re-purpose it. Paragraph 192 of the NPPF makes it clear that, when determining applications, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation should be taken into account.
- 11.2.2 The picture house was originally developed as a leisure attraction to serve the visitors and residents of Blackpool and form part of the overall resort offer. Its continued use as an artisan food hall to support the visitor economy would be consistent with that original purpose and would be fitting to its character. Reuse of the building would support and form part of the comprehensive redevelopment of the wider site, which would in turn improve its setting and give the building a more secure, financially-viable future. As such, and subject to details of design, the reuse of the building as an artisan food hall is considered to be acceptable in principle.

11.3 Visual Impact and Impact on Significance

- 11.3.1 The baroque inspired façade is the cinema's principal feature of interest, conferring most of its visual appeal, and is likely to have been the main reason for the decision to confer it with listed building status. A conservation statement commissioned by the Council in 2018 states that the entire composition, including all artificial stone architectural embellishments and all window joinery and glazing, are of high significance and should be retained and conserved as part of any development.
- 11.3.2 The Heritage Statement accompanying the Listed Building Consent application has been prepared for the three Heritage Quarter buildings to support the separate hybrid application number 21/0517. The impact assessment for the King Edward Cinema for application number 21/0527 therefore forms a section of this Heritage Statement. This Heritage Statement meets the relevant requirements in terms of content and the level of detail is proportionate to the importance of the asset.
- 11.3.3 As indicated in the Heritage Statement, the proposed development would secure the reuse and repair of the Grade II Listed King Edward Picture Theatre, which is currently in a vacant and semi-derelict condition. The front foyer would be retained in its current form, with the ticket box, staircase and ceiling coving repaired and retained in situ. The ticket box would be converted into a small reception or café booth. External features including windows and stonework would be repaired and retained. This would satisfy Policy CS8 of the Blackpool Local Plan (2012-2027) which supports proposals that retain, reuse or convert, whilst conserving and enhancing the significance of designated and non-designated heritage assets and their setting. The overall approach to retain and repair as many original features as possible and embrace the original form of the building as an integral part of the redevelopment is welcomed and supported.
- 11.3.4 The application form and drawing of the front elevation states that windows will be replaced with timber frame windows. This would have an impact on the significance of the building. It has since been agreed that the windows would be retained if possible, and a condition will therefore be required that the windows should be surveyed to ascertain their condition and

replacements, if approved, should be agreed in writing. The restoration of the frontage would have a strongly positive impact upon the significance of the building as a heritage asset and on the appearance, character and quality of the immediate street-scene.

11.3.5 The proposed changes to the auditorium will partially reverse the damaging interventions in the 1980s when it was sub-divided with a concrete floor. A large hole will be cut in the centre to create a mezzanine area with balcony for a food hall. This will enable the full height of the former auditorium to be appreciated from ground floor level. The decorative moulding to the ceiling braces will be repaired thereby retaining a significant historic feature. This approach is welcomed.

11.3.6 Six large sections were proposed to be cut into the curved plaster ceiling and the roof in order to create roof-lights to light the interior of the building. It has since been agreed that, in order to maintain the 'legibility' of the space (that is, to be able to appreciate and understand the original appearance of the ceiling) whilst minimising energy requirements, the skylights will be smaller and just above eaves level so that the central portion of the ceiling can be retained. Some electric lighting will be fixed to ensure adequate levels of lighting to the food hall. The applicant has highlighted artisan food-halls elsewhere that benefit significantly from good natural light levels and the importance of providing natural light into the space to enable and encourage comfortable use is recognised. As such, the amended roof-lights are considered to be acceptable as the benefits they would bring in terms of supporting viable future use would outweigh any harm to the fabric of the original building.

11.3.7 The original stairs, seating and other features of the cinema were removed when it was converted into a restaurant in the 1980s. Installation of a kitchen area and other services would not require the removal of any further original features, although potentially some original decoration may be uncovered as part of the strip out. These should be recorded and retained wherever possible. A condition for a level 3 record will be required, and a separate condition will be required to agree cable runs and fixings.

11.3.8 The existing extensions to the north-west and south west of the building are negative features. The proposed two storey rear extension separated from the cinema with a glazed link to enable entrance from the car park, and glazed canopy to the side, would enhance the appearance of the former cinema and link it sensitively to the wider development.

11.4 Other Considerations

11.4.1 The application has 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 (as amended).

11.4.2 Under Article 8 and Article 1 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. This application does not raise any Human Rights issues.

12.0 FINANCIAL CONSIDERATIONS

- 12.1 The proposal would bring the building back into use which could generate business rates revenue. However this is not a relevant consideration and should carry no weight in the assessment of this application.

13.0 CONCLUSION

- 13.1 The former cinema has been vacant for several years. It is in a semi-derelict state and most of its internal original features have been removed or severely compromised. Its proposed re-use as a food hall will include the restoration of the elaborate façade – its most significant feature – and partially reinstate the original height of the auditorium. This supports policy CS8 of the Blackpool Local Plan.
- 13.2 The removal of part of the ceiling to create roof-lights and allow natural lighting will be mitigated by the retention of part of the ceiling above the centre of auditorium and the retention and repair of the decorative ceiling ribs.
- 13.3 The installation of the kitchen and other necessary equipment to support the proposed use would have a neutral effect on the significance of the building. Most of the significant original features have already been removed, and the modern services are essential to ensure the viability of the food hall. Any original decorative scheme uncovered during the renovations would be recorded and retained if possible.
- 13.4 The proposed extension and canopy would improve the appearance of the building when the existing extensions are removed.
- 13.5 The proposed development would therefore lead to less than substantial harm on the significance of the former cinema. The most significant features would be retained and repaired, and the proposed use would form part of a wider scheme which will bring an under-used site back into full use and provide employment.
- 13.6 In light of the above, the scheme would bring a valuable heritage asset back into beneficial use and would sustain and enhance its significance and value. As such it is welcomed and supported.

14.0 RECOMMENDATION

- 14.1 To approve the application subject to the following conditions:

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. (a) Prior to the commencement of development a methodology for the production of a written and photographic record to level 3 to be carried out prior to and during any works on site shall be submitted to and agreed in writing by the Local Planning Authority;
- (b) The works hereby approved shall at all times proceed in full accordance with the record methodology agreed pursuant to part (a) of this condition.

Reason: To ensure and safeguard the recording and inspection of matters of historical importance associated with the building and in accordance with Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy (2012 - 2027).

3. (a) Prior to the commencement of development a methodology for all internal and external works to include materials and details of execution shall be submitted to and agreed in writing by the Local Planning Authority;

(b) The works hereby approved shall at all times proceed in full accordance with the methodology agreed pursuant to part (a) of this condition.

For the purpose of this condition, all materials and methods to be employed shall match those used on the existing, original building wherever practicable.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. (a) Prior to the commencement of works, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing), shall be submitted to and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed.

(b) The works shall then proceed in full accordance with the details agreed pursuant to part (a) of this condition.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. (a) Prior to the commencement of any works to the windows in the front elevation, details of the materials and methods to be used shall be submitted to and agreed in writing with the Local Planning Authority.

(b) The works shall then proceed in full accordance with the details agreed pursuant to part (a) of this condition.

For the purpose of this condition, the existing, original windows should be retained and repaired if at all practicable.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Notwithstanding the information shown on the approved plans, details of the appearance, finish and materials of the internal balustrade around the food-hall void shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed balustrade shall be installed prior to first use and thereafter retained and maintained as such.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.