



Committee Report

Planning Committee - 13 October 2020

Application no DC/20/3175/FUL

Location

East Point Pavilion
Royal Plain
Lowestoft
Suffolk
NR33 0AP

Expiry date 21 October 2020

Application type Full Application

Applicant East Suffolk Council

Parish Lowestoft

Proposal Works include internal strip out/reconfiguration of interiors, insertion of sliding folding doors, infill extensions, new door to PC block, proposed louvres and vents and proposed signage.

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1. Summary

- 1.1 The application seeks planning permission for minor alterations and extension to East Point Pavilion. The application site is owned by the Council, and the application has also been submitted by the Council. Thus, the application has been brought direct to Planning Committee (North) for determination.
- 1.2 The proposed development represents good design that will improve the functionality of the building whilst preserving the character and appearance of the South Lowestoft Conservation Area. The works proposed will help facilitate regeneration of East Point Pavilion as a key objective of the Lowestoft Town Centre Masterplan.
- 1.3 The proposal accords with the Council's Development Plan and officers recommend approval.

2. Site description

- 2.1 The application site is located within the South Lowestoft Conservation Area, near the South Pier, and within the main tourist area of the town.
- 2.2 East Point Pavilion is a glass, Edwardian-style building situated at the heart of the seafront, opened to the public in May 1993. At the time of launch, it was a largely council run venue with a tourist information office/visitor attraction in the north section of the building and a children's play area in the central section. The southern section was leased separately to a café operator. The internal configuration was modified in 1999.
- 2.3 East Suffolk Council ceased operating from the building in April 2016, when the Tourist Information Centre was closed. Since then, the building has been partially occupied under licence from the Council by a succession of café operators. At present, a small section in the north east corner of the building is being operated as a café.
- 2.4 East Suffolk Council has secured government funding via the Town's Fund, and Cabinet has allocated a portion of that funding to the regeneration of East Point Pavilion. The first phase of that regeneration scheme has Cabinet backing and will feature an internal redesign of the landmark venue to provide community space and options for small, pop-up style businesses to occupy.

3. Proposal

- 3.1 This application seeks planning permission for some minor works to the building as part of the wider regeneration scheme. As noted in the site description section, much of the scheme is about internal re-design to bring the building back into full use and, being internal re-configuration and stripping out, it would not require planning permission.
- 3.2 The development requiring planning permission, subject of this application, comprises of the following:
 - Insertion of sliding folding doors.
 - Infill extension.
 - Proposed louvres and vents.
 - New door to WC block.
 - Minor fenestration changes (new glazing to existing openings).
- 3.3 In the description of development reference is made to proposed signage, although this is only indicative at this stage and not formally proposed. Signage will likely be subject to a future application seeking consent for the display of advertisements at the site.

4. Consultations/comments

- 4.1 No third-party representations received.

5. Consultees

Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	28 August 2020	9 September 2020
Summary of comments: <i>"The Town Council's Planning and Environment Committee considered this application at a meeting on 8 September 2020. It was agreed to recommend approval of the application."</i>		

Statutory consultees

Consultee	Date consulted	Date reply received
Historic England	28 August 2020	4 September 2020
Summary of comments: No comments on the application.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Design and Conservation (Internal)	28 August 2020	No response
Summary of comments: Internal planning consultee. See planning considerations section for heritage and design matters.		

6. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	11 September 2020	2 October 2020	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	11 September 2020	2 October 2020	Lowestoft Journal

7. Planning policy

National Planning Policy Framework (NPPF)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan (March 2019))

8. Planning considerations

- 8.1 The building occupies a very prominent position within the South Lowestoft Conservation Area (SLCA) and therefore the main issues to consider with this application are the design of development, and impact on the SLCA.
- 8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that development proposals either preserve or enhance conservation areas, and this statutory requirement is reflected in the Historic Environment objectives of the NPPF. Local Plan policies WLP8.37 and WLP8.39 are in accordance with the NPPF and require development in conservation areas to accord with the statutory requirement to preserve or enhance. Policy WLP8.29 works synergistically with these historic environment policies to promote high-quality design.
- 8.3 East Point Pavilion is well-separated from nearby buildings, meaning that the minor works proposed will have no material direct impacts on any buildings in the area.
- 8.4 The existing Pavilion is an interesting building and a focal point in the area, but it needs refurbishment to improve its appearance. The limited usage of the floorspace in such a key location within the SCLA is unfortunate, and therefore proposals that help facilitate bringing the whole building back into use are important for the vitality and viability of the area. Indeed, the Lowestoft Town Centre Masterplan acknowledges that the building - and the space around it - can be better utilised to maximise the value of this resource for residents and holiday makers.
- 8.5 The main element of the proposal is a timber clad infill extension between the public W.C. block and the main Pavilion. Being clad in timber, this will represent a different design to the glazed/metal framed structure. However, it will clearly be read as a modern infill addition, which is preferable to a pastiche design attempting to replicate the existing building. The use of vertical boarding will accentuate that contemporary appearance. The extension is modest and subordinate to both elements and represents good design.
- 8.6 The insertion of sliding folding doors on the southern and northern sides of the Pavilion will make accessibility into the Pavilion easier for future commercial uses. The loss of a small Portico on the northern side is slightly unfortunate, although the main feature Portico on that elevation would be retained, so no significant harm would result.
- 8.7 The insertion of glazing to two existing door openings, on the west elevation, will not significantly alter the appearance of that elevation. Louvres and vents inserted into the roof

will be minor and will not project above the roof slope. The new door to the W.C. block will relate will to the appearance of that (south) elevation.

- 8.8 For the reasons give above, the proposed development accords with policies WLP8.29, WLP8.37 and WLP8.39 of the Local Plan, in addition to the Historic Environment and Design objectives of the NPPF.

9. Conclusion

- 9.1 The proposed development represents good design that will improve the functionality of the building, preserving the character and appearance of the South Lowestoft Conservation Area. The works will help facilitate regeneration of the building as a key objective of the Town Centre Masterplan.
- 9.2 The proposal accords with the Council's Development Plan and planning permission can therefore be granted.

10. Recommendation

- 10.1 Approve with conditions as set out below.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers PL-200, PL-100, PL-002 and EX-001.

Reason: For the avoidance of doubt as to what has been considered and approved.

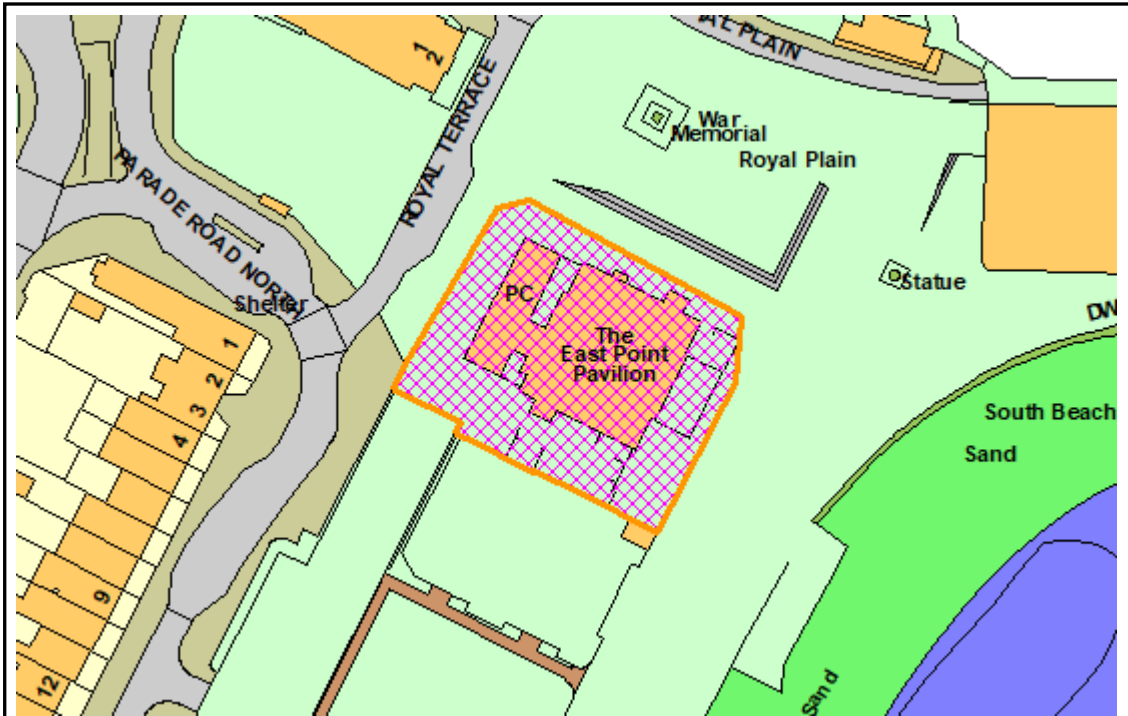
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

See application reference DC/20/3175/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support