
Committee Date:	17/10/2013	Application Number:	2013/06723/PA
Accepted:	04/09/2013	Application Type:	Listed Building
Target Date:	30/10/2013		
Ward:	Perry Barr		

Former Clifton Cinema, Walsall Road, Great Barr, Birmingham, B42 1LR

Listed Building consent for works to a Grade II listed building to include replacement of existing single storey kitchen area with a 2 storey kitchen extension, new kitchen ventilation, glazed entrance canopy, formation of mezzanine floor level above stage, formation of new refuse yard, formation of fenced enclosure to basement steps to South West elevation, general site works including new dwarf wall to North West elevation, alterations and repairs to planters & steps to North East elevation, building fabric repairs, and internal alterations & refurbishment including new partitions, works to floor levels. new openings, balustrade alterations, new internal steps.

Applicant: Mr Mohammed Mamunur Rashid
97 Millfield Road, Handsworth Wood, Birmingham, B20 1ED
Agent: McAndrew Watts & Co Ltd
The Coach House, 29 Birmingham Road, Whitacre Heath,
Warwickshire, B46 2ET

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1 This application for listed building consent seeks approval for a number of both internal and external changes to both repair/restore this historically important building and to facilitate the approved change of use to a conference/banqueting hall with restaurant at first floor under 2013/03721/PA.
- 1.3 From the entrance at the front of the building the main foyer and stairs remain unaltered by the proposals, with the exception of a new opening to assist flow. The main double height auditorium and side ancillary toilets to the side and rear are retained in their original format with minor upgrading of the toilet facilities and partitioning off of the upper balcony to form the restaurant facility.
- 1.4 In order to cater for the number of customers the premises requires a commercial kitchen to be located close to or adjacent the main seating area. The scheme proposals seek to create an extension to the side elevation to incorporate the kitchen area in this space.

- 1.5 The location of the kitchen at this point also provides for mechanical extraction to be located at high level and away from residential properties to the rear. The split level of the kitchen allows service to both banqueting and restaurant aspects.
- 1.6 The first floor balcony would remain within the proposals creating an external seating space.
- 1.7 The first floor area to the front of the building had been utilised within the bingo hall as a games area and is currently isolated from the main auditorium. This space has been reduced in scale by the insertion of a lower ceiling with the existing windows and stained glass blanked out by having been painted over. It is proposed that this space be opened out with the removal of the existing ceiling and by stripping and refurbishing the existing stained glass windows thus allowing vision and the addition of daylight into this space. This area is then intended to provide a meeting & social space outside of the main banqueting hall & restaurant.
- 1.8 The building has suffered a degree of neglect in recent years and also a fire within the building in January 2012 and it is evident that through previous alterations to the building (and fire damage), some of the original features of the building have been lost or severely damaged. Within the proposals it is intended to undertake extensive refurbishment of the existing external facades and interior to bring back the building to its former glory. Features such as the existing first floor stained glass windows and decorative niches to the higher side walls of the auditorium would be restored as part of the proposals.
- 1.9 To the exterior it is proposed to remove the later additions to the building which are out of character with the original architecture and restore and refurbish the features of the existing façade and landscaped areas which have fallen into disrepair. The principle of recreating signage and illumination in the style of the original is consistent with the applicants desire to promote the buildings use and add to the vitality of the surrounding area.
- 1.10 Within the building the proposals seek to refurbish the building interior, the style of which introduce finishes and features sympathetic to the buildings original architecture.
- 1.11 The main entrance steps and hard standings have deteriorated over time and the steps and planters to the main road front require repairs/reconstruction and bringing back into use to enhance the buildings approach. A new glazed canopy is proposed above the front entrance. Additional repair and alteration to the former planters to the front elevation is proposed to further enhance and soften the building.
- 1.12 Later additions providing storage areas to the building along the Tower Hill elevation would be removed within the proposal and replaced with an external yard area for refuse away from view from the highway. Additional security provision is envisaged by a new enclosure to the basement steps to the rear of the building and a new dwarf boundary wall to the footpath edge to Tower Hill.

[Proposed plans](#)

2. Site & Surroundings

- 2.1. The site is within the Tower Hill local centre and fronts Walsall Road (A34), which is a principal route into the City. The application property is of grand proportions and is an imposing feature within the street scene, and is the largest building within the vicinity. The Cinema was constructed in 1937-38 and closed in 1979. The building was converted to a bingo hall c.1980 and was listed Grade II in October 2000. The bingo hall ceased trading in August 2008.
- 2.2. The building is of significant architectural merit, although many of the original features are damaged and in need of repair. A number of architectural features have been obscured through the previous conversion (through, for example, the installation of suspended ceilings).
- 2.3. The building sits within a significant plot, which is almost entirely hard surfaced providing parking to the northwest and south/southeast of the building. There is a narrow vehicular access between 550 and 546 Walsall Road, although the principal access to the car park is from Tower Hill to the north.
- 2.4. The adjacent properties between 550 - 562 Walsall Road form a mixed-use parade, with the centre continuing to the north on the other side of Tower Hill. Other properties to the south, southeast and east are largely in residential use.

[Site location](#)

[Street view](#)

3. Planning History

- 3.1. 19.09.2013 - Approved subject to conditions - 2013/03721/PA - Change of use of vacant former cinema/bingo hall to a conference/banqueting hall with restaurant at first floor, external works to include a glass canopy, two storey side extension, new ventilation duct work pipes and various other external works/alterations.
- 3.2. 20.08.2013 – Withdrawn - 2013/03722/PA - Listed Building consent for works to a Grade II listed building to include part demolition, two storey side extension, new glazed enclosure to first floor frontage, new ventilation duct work pipes as well as other external and internal works.
- 3.3. 21.05.2009 – Refused - 2009/01426/PA - Variation of condition C7 attached to planning application N/05159/08/FUL to restaurant to allow opening hours as 9:30-02:30am Monday-Sunday.
- 3.4. 27.05.2009 - Approved subject to conditions - 2009/01048/PA - Various minor internal and external alterations (external alterations are the installation of new extraction grilles and provision of emergency access to rear) to facilitate change of use to restaurant.
- 3.5. 27.05.2009 - Approved subject to conditions - 2009/01047/PA - Formation of new doorway to ground floor store & raising of one level to internal balcony seating area.
- 3.6. 05.03.2009 – Approved subject to conditions - 2009/00240/PA - Alterations, extensions and repairs to listed building to facilitate the change of use to a restaurant (Class A3).

- 3.7. 06.03.2009 - Approved subject to conditions - 2009/00241/PA - Change of use of former bingo hall to form restaurant (class A3) and ancillary development including the erection of a single storey side extension.
- 3.8. 25.02.2009 - Withdrawn - 2009/00275/PA - Installation of two fish-shaped water features to frontage in existing planters.
- 3.9. 25.02.2009 – Withdrawn - 2009/00276/PA - Installation of two fish-shaped water features to frontage in existing planters.
- 3.10. 11.12.2008 - Approval - N/05160/08/LBC - Alterations and repairs to listed building to facilitate the change of use to a restaurant (Class A3).
- 3.11. 11.12.2008 - Approval - N/05159/08/FUL - Change of use of former bingo hall to form restaurant (Class A3) and ancillary development.
- 3.12. 22.01.2008 - Refusal - N/06847/07/FUL - Erection of awnings
- 3.13. 16.01.2008 - Refusal - N/06848/07/LBC - Erection of 2 no. 2.6m deep canopies and 5m long wall mounted rests for smokers
- 3.14. 17.09.2007 - Approval - N/02089/07/FUL - Erection of canopy and wall mounted rest for smokers
- 3.15. 09.07.2007 - Approval - N/02559/07/LBC - Erection of canopy and wall mounted rest for smokers

4. Consultation/PP Responses

- 4.1. Site and press notices were posted and surrounding properties, ward members, local MP, amenity societies and resident associations were consulted – 1 response received from a member of the public who states he supports the proposal to redevelop the building.

5. Policy Context

- 5.1. Birmingham Unitary Development Plan 2005
- 5.2. Places for All (2001) SPG
- 5.3. Statutory Grade II Listed Building
- 5.4. NPPF (2012)
- 5.5. Draft Birmingham Development Plan

6. Planning Considerations

6.1 POLICY

- 6.2 Paragraph 3.25 of the UDP notes that developments affecting a Listed Building should preserve or enhance its character, with internal and external alterations not adversely affecting its architectural or historic character. The NPPF states in part 131 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 use 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”.

6.3 My Conservation Officer commends the re-use and sensitive refurbishment of this listed building in principle, subject to safeguarding detailed conditions relating to the internal balcony wall, main entrance doors, retention of original doors/openings, fixings, new windows, handrails and floor details. I concur with this conclusion and consider that the improvement scheme would enhance the character and appearance of the listed building.

7. Conclusion

7.1. The proposals would enhance the character and appearance of the listed building. I therefore recommend that listed building consent be granted subject to safeguarding conditions.

8. Recommendation

8.1. That listed building consent is granted.

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- 1 Requires the prior submission of Ramps and Step details
 - 2 Requires the prior submission of details of balconies
 - 3 Requires the prior submission of external doors/garage doors
 - 4 Requires the prior submission of fixtures and fittings details
 - 5 Requires the prior submission of a schedule of existing and new internal joinery details
 - 6 Requires the prior submission of dormer window/window frame details
 - 7 Requires the scheme to be in accordance with the listed approved plans
 - 8 Requires the prior submission of sample walling/render panel/stonework/brickwork
 - 9 Requires the prior submission of sample materials
 - 10 Limits the approval to 3 years (conservation/listed buildings consent)
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Case Officer: Stephanie Salmon

Photo(s)

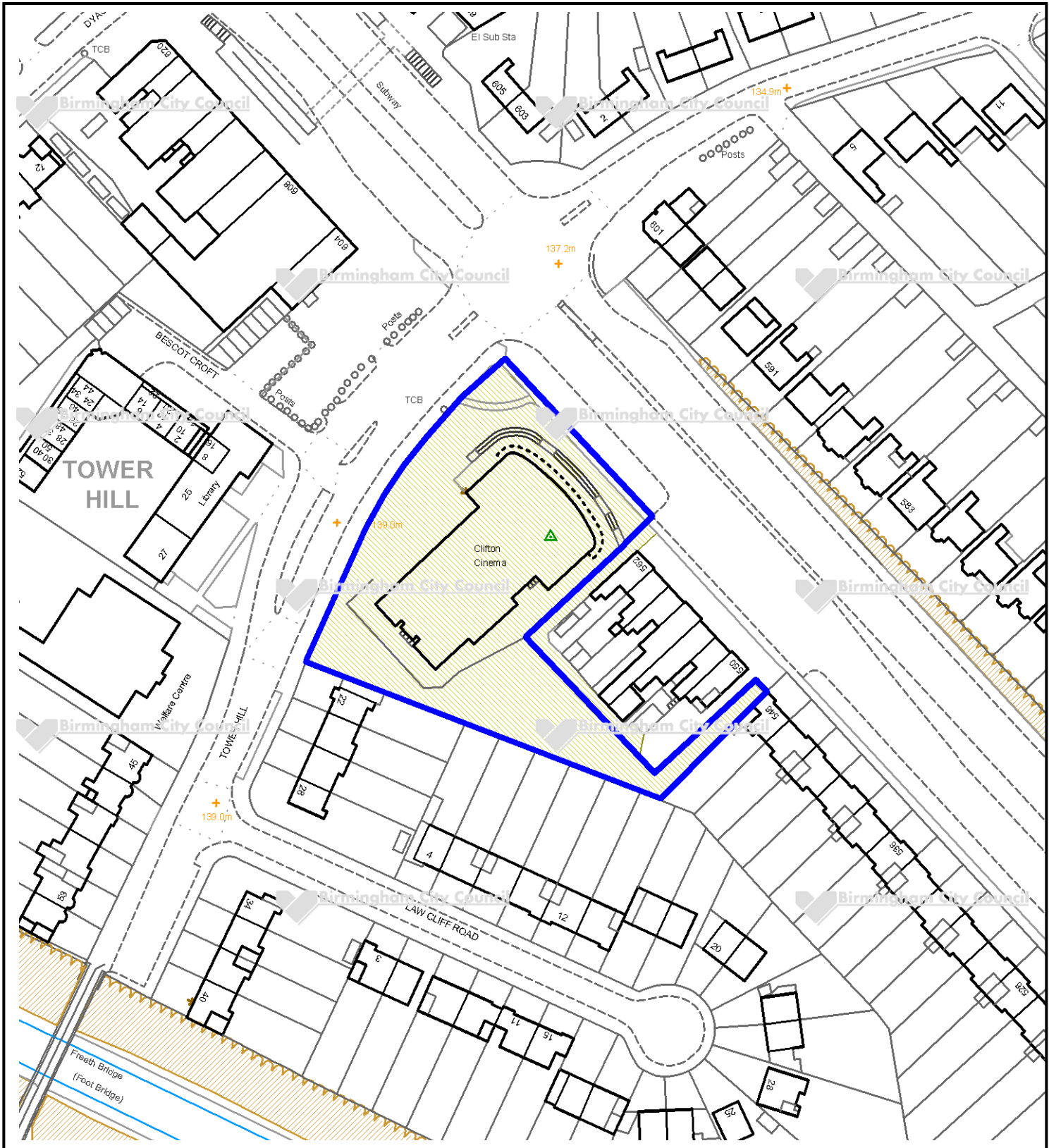


Figure 1 - Application site front elevation



Figure 2 - Car park area at rear

Location Plan



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