

Ref.: TC/583

21 January 2019

Miss R Povey
Planning, Transport and Regulation
Town Hall Annexe,
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Bournemouth,
BH2 6EA

By e-mail: planning@bournemouth.gov.uk

Application: 7-2019-5577-H

Site: Former Grand Cinema, 40 Poole Road, Bournemouth, BH4 9DW

Proposal: Listed Building Consent for internal work associated with conversion to a gymnasium with ancillary cafe, including installation of a mezzanine, conversion of 1st floor offices to changing rooms and levelling of auditorium floor

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

This application for listed building consent has been brought to the attention of the Trust. We submitted comments objecting to the previous applications for planning permission and listed building consent (7-2019-5577-F and 7-2019-5577-G) on 8th November 2019.

Unlike the first application this proposal is seeking just listed building consent for alterations, with the office (B1) element having been dropped. No change of use is necessary on that basis as both gyms and bingo halls fall within D2.

Although this proposal represents an improvement to the previous application because the interventions proposed are not as harmful to the appearance, character and significance of the Grand's interior, and in fact some aspects such as removing the bingo reception counter will reinstate original layouts, we still consider the insertion of a mezzanine within the auditorium to be detrimental to the building's architectural quality.

Paragraph 15 of Planning Practice Guidance on the Historic Environment (2019) states that "the

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Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Ann Skippers, Truda Spruyt, Anna Stapleton

The National Advisory Public Body for Theatres

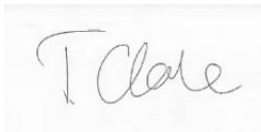
The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

optimum viable use (of a heritage asset) is the one likely to cause the least harm to the significance of the asset” and that it “may not necessarily be the most economically viable one”. Paragraph 17 of the same guidance along with paragraph 195(b) of the NPPF (2019) requires evidence of appropriate marketing to demonstrate there is no other viable use than the one proposed where there would be harm to the heritage asset. Although this application is not specifically seeking change of use because it is not required, in the context of justifying the alterations proposed (specifically the insertion of the mezzanine) it would be appropriate for evidence demonstrating that the building cannot continue to be used in its current form for bingo or another compatible community, cultural or social use such as cinema, theatre or an arts centre such as that required by Policy CS29 of the Bournemouth Local Plan: Core Strategy (2012) and Policy U8 of the Bournemouth Local Plan: Town Centre Area Action Plan (2013).

Whilst we agree with the applicant in that continued vacancy is a threat to the building they have not substantiated that other uses are not viable. We are keen to see the Grand return to active use, but in a manner which preserves its character and significance unless it is robustly demonstrated that some level of harm is necessary because there is no alternative.

Therefore we again **recommend the refusal of listed building consent**.

Please do not hesitate to contact us should you wish to discuss these comments in greater detail.



Tom Clarke MRTPI
National Planning Adviser

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