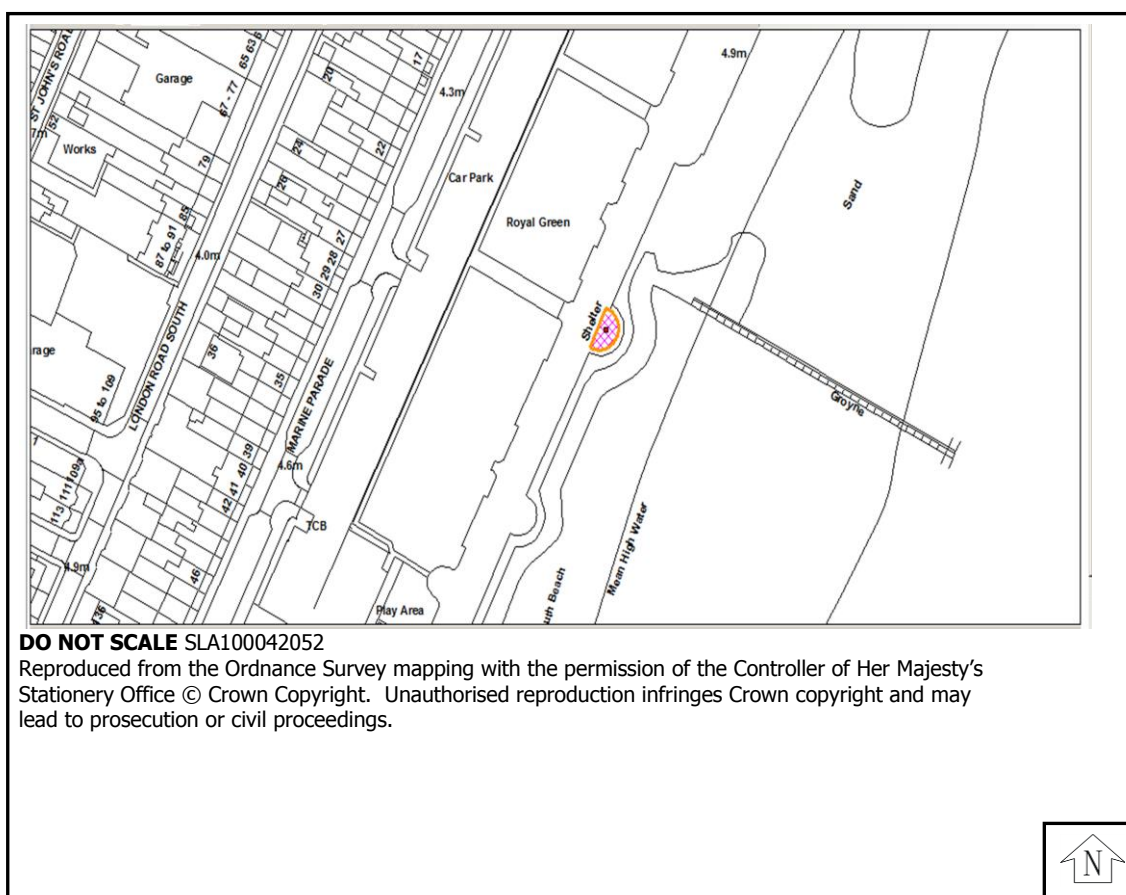


PLANNING COMMITTEE – 17 JULY 2018**APPLICATION NO** DC/18/1761/FUL**LOCATION**

Former Lifeguard Station
The Esplanade
Lowestoft
Suffolk

EXPIRY DATE 20 June 2018**APPLICATION TYPE** Full Application**APPLICANT** Waveney District Council**PARISH** Lowestoft

PROPOSAL The works will involve the demolition of the existing timber enclosure, refurbishing the existing structure, fitting shutters roller shutters externally, reinstating the glazing and fitting a timber access ramp and a raised flooring area.

**1 SUMMARY**

- 1.1 Planning permission is sought for improvement works to the former Lifeguard Station along the seafront Promenade.

- 1.2 The application has been submitted by the Council's Asset Management Team, and as such it is required to go before planning committee.

2 SITE DESCRIPTION

- 2.1 The former Lifeguard Station is located along the seafront Promenade, and faces directly onto the beach. Prior to it being used by the Lifeguard, it was an area of sheltered view and seating area, which is understood to be constructed sometime in the 1930's.
- 2.2 Both the Royal Green and the Seafront Promenade have no public vehicular access, and are heavily trafficked by pedestrians and cyclists.

3 PROPOSAL

- 3.1 The proposed works will involve the demolition of the existing timber enclosure, which was previously used by the Lifeguard.
- 3.2 Following demolition of the timber enclosure the existing concrete structure will be refurbished, including the fitting of roller shutters to the front, reinstating the glazing and fitting a timber access ramp and a raised flooring area.

4 CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** No letters of representation have been received.
- 4.2 **Parish/Town Council Comments:** Lowestoft Town Council Planning Committee considered this application at a meeting on 8 May 2018. It was agreed to recommend approval of the application.
- 4.3 **WDC Design and Conservation:** This application looks to demolish the existing timber enclosure, refurbish the existing structure and fit roller shutters externally and reinstate the glazing and fitting a timber access ramp and a raised flooring area.

Located on the edge of the promenade directly overlooking the beach this building was constructed as a shelter/seating area and dates from the 1930's. Built of reinforced concrete it replaced an earlier Victorian shelter. This use changed over time with its last use was as a lifeguard station. This resulted in a timber structure being added to the open structure causing it to appear a more solid structure and restricting any public use to the areas to the sides. The lifeguard use ceased a number of years ago and since then the structure has had been used as a store.

The building has been identified as a Locally Listed building in the South Lowestoft Conservation Area Appraisal.

Impact of the Proposal

The removal of the later inserted timber structure is welcomed as it is of low historic significance and it allows the shelter to be open again as originally intended.

The reinstatement of the glazing is also welcomed. This was an original feature of the shelter, the metal work of which still remains in part and which is to be retained as part of the works.

The addition of the timber access ramp, railings and seating allows the shelter to be accessible for use by everyone. It is noted that the ramp structure and raised area are in timber allowing these alterations to be reversible.

Shutters

The requirement for shutters is recognised. It is noted that the high vision shutters are not suitable here as they can be climbable and so a more solid appearing shutter is necessary. This is unfortunate but on balance is acceptable. The exact fixing details are not fully known.

However, to minimise any negative impact the shutter boxes need to be located in the most discrete position which ideally would be close to the ceiling as possible, behind the beam down stand. The channels should be fixed to the sides or back/beach side of the columns rather than the front, so they still appear as prominent elements when the shutters are down. Therefore, further details of the size and location of the shutter boxes and position of the channels is required, how this is to be achieved is required. Perhaps this could be conditioned if information is not forthcoming prior to determination.

Lighting

It is noted on the application form that that no lighting is planned as part of this scheme. Once down in dusk/dark times the use of lighting within the structure would assist in the shutters appearing less solid. Although not part of this proposal the addition of lighting, especially for early evenings when it is dark, is likely to be a positive proposal.

Recommendation

The repair and reuse of the shelter is welcomed and I do not object to this application receiving consent subject to further information as to the fixing location and appearance of the shutter boxes and channels.

4.4 WDC - Drainage and Coast Protection:

5 PUBLICITY

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

Category	Published	Expiry	Publication
Conservation Area,	04.05.2018	24.05.2018	Beccles and Bungay Journal
Conservation Area,	04.05.2018	24.05.2018	Lowestoft Journal

6 SITE NOTICES

6.1 The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Date posted 09.05.2018 Expiry date 29.05.2018
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7 RELATED APPLICATIONS

- 7.1 No previous related applications

8 PLANNING POLICY

- 8.1 The Waveney Core strategy was adopted in 2009. Policy CS02 requires high quality and sustainable design, and policy CS17 considers the Built and Historic Environment.
- 8.2 The Development Management policies were adopted in 2011. Policy DM02 sets design principles, and DM30 considers the protection and enhancement of the Historic Environment.
- 8.3 National Planning Policy Framework (March 2012)

9 PLANNING CONSIDERATIONS

- 9.1 Policy DM02 requires that proposed development respect the existing character and appearance of the existing building and surrounding area. In addition, Policy DM30 states that proposals should preserve or enhance the character and appearance of Conservation Areas, protect the architectural or historic interest including the setting of any other important historic building including locally important buildings identified by Waveney District Council in the 'Local List', and their settings through high quality, sensitive design.
- 9.2 The Shelter is Locally Listed and is described as *“This shelter, now used as a lifeguard station, is likely to have been constructed as part of the improvements to the seafront undertaken in the 1930s. Of concrete construction and semi-circular plan, the shelter has an overhanging flat roof and extends east of the Esplanade, rising above the beach. Entrance to the shelter is through the straight, west elevation, and is defined by concrete piers of rounded section facing the Esplanade. Overlooking the beach, the curved elevation was formerly glazed but now retains only the original metal window frames, the form of which emphasises the horizontal character of the structure. Internally, the shelter retains a raised central platform, now dominated by a modern timber structure for use as part of the lifeguard station.”*
- 9.3 The removal of the current timber lifeguard structure and reinstatement of windows is welcomed and is considered to partially re-introduce the original form and use of the structure. In addition, whilst the addition of timber access ramp and railings would not have been historically seen, it is considered that it allows the shelter to be accessible and would be reversible in the future.
- 9.4 The Conservation Officer has commented that the repair and reuse of the shelter is welcomed and raised no objection subject to further information on a couple of points. Their main point of concern is in regards to how the proposed roller shutter would be fixed to the structure, as the aim would be to ensure that the pillars at the front of the structure are still prominent when the shutters are closed. It has been confirmed that shutters will be fixed to the side of the pillars, thereby still allowing the prominence of the pillars. It has also been confirmed that the only suitable place to fix the shutter housing to the roof, is to have it so it juts out further than the pillars. Whilst this is regrettable, given that it is to the roof, and that the shutters will allow for part of the prominence of the pillars to remain, it

is considered that whilst not ideal it will not adversely impact on the character of the structure.

- 9.5 The application as submitted did not provide details of any internal lighting of the structure. However, the internal lighting of the structure is a detail that would be welcomed given the structure would appear more solid at night. The agent for the application has confirmed that lighting will be installed within the structure. As such it will be conditioned that lighting details be submitted prior to the installation in order to avoid any impact on the locale.
- 9.6 Policy DM02 requires that proposals “Protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of outlook, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance”. The proposed alterations to the shelter are not considered to result in adverse impact on the amenity of general public using the area or on any neighbouring residents.
- 9.7 The proposal seeks to introduce a roller shutter to the front elevation in order to stop people entering the shelter during certain times. The introduction of this shutter is regrettable as the structure is currently and likely has always been open to the public. However, unfortunately it is needed in order to avoid damage to the structure at times when public traffic past the structure would likely be limited (e.g. at night). Therefore whilst regrettable it is understandable and required in order to maintain a high quality proposal.

10 CONCLUSION

- 10.1 Therefore, for the reasons given above the proposed alterations and improvements are considered acceptable and accord with the provisions of the adopted Waveney Local Plan and the NPPF.

11 RECOMMENDATION

- 11.1 Approve subject to the following 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 not be brought into use until it has been completed in all respects strictly in accordance with drawing nos. 01/LGS REV A and 01/LGS REV A received 25/04/2018, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. Prior to there installation on site, full details of the proposed lighting for the structure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the scheme.

BACKGROUND INFORMATION:

See application ref: DC/18/1761/FUL at
www.eastsuffolk.gov.uk/public-access

CONTACT

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