

Item No 06:-

18/01127/LBC

**Barn Theatre
Beeches Road
Cirencester
Gloucestershire
GL7 1BN**

Item No 06:-**Proposed illuminated displays on one elevation at Barn Theatre Beeches Road Cirencester Gloucestershire GL7 1BN**

Listed Building Consent 18/01127/LBC	
Applicant:	The Barn Theatre
Agent:	Clark & Maslin
Case Officer:	Ullin McStea
Ward Member(s):	Councillor Joe Harris
Committee Date:	13th June 2018
RECOMMENDATION:	REFUSE

Main Issue:

(a) Impact on Heritage Assets

Reasons for Referral:

This application has been referred at the request of Councillor Robbins. A reason for referral has been requested but had not been received at the time of writing the report.

1. Site Description:

The Barn Theatre is a curtilage listed stone building constructed by the late 19th century. It is curtilage listed to a substantial property (house) formerly known as 'The Beeches' and 'Ingleside' which dates back to the late 18th but with further modifications and additions in the 19th and early 20th centuries. Although not located on one of the main routes through Cirencester, the Barn Theatre is clearly visible from the London Road. It is situated in Cirencester's South Conservation Area.

2. Relevant Planning History:

18/00316/LBC - New Signage - permitted March 2018

17/05165/ADV - New Signage - permitted March 2018

3. Planning Policies:

NPPF National Planning Policy Framework

4. Observations of Consultees:

None relevant to LBC

5. View of Cirencester Town Council:

No objection to the proposed illuminated displays, as the displays will enhance the existing building and support the buildings purpose as a theatre, subject to soft back lighting being used.

6. Other Representations:

None received at time of writing.

7. Applicant's Supporting Information:

Justification Statement

8. Officer's Assessment:**(a) Impact on Heritage Assets**

The Barn Theatre is curtilage listed to the grade II listed 5 Beeches Road. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Barn Theatre is situated within Cirencester South Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 132 states that when considering the impact of a proposal on the significance of a designated heritage asset, such as a Conservation Area, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within its setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of the area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation.

This application is for the installation of 4 internally illuminated panels to the southwest elevation of The Barn Theatre in Cirencester. This is the second set of applications this year related to the signage on this site; the earlier applications were initially for externally illuminated lettering to two elevations as well as the internally illuminated panels proposed in the current application. Following concerns expressed by the Conservation and Design Team about the impact of the proposed scheme on the curtilage listed building and the character and appearance of the conservation area, discussions were had with the applicant and subsequently new proposals were submitted. Consent and permission were given for an amended scheme (which included externally illuminated lettering and notice boards) in March 2018.

The new applications are for the internally illuminated signs withdrawn from the original scheme.

It is considered that the four proposed illuminated displays in this application are harmful to the curtilage listed building. This type of advertisement, (internally illuminated) the number of them, their size and their position in the centre of the south west elevation of The Barn Theatre would make them a starkly modern and overly dominant feature that would detract from the simple vernacular appearance of this historic curtilage listed building.

The internally illuminated signs would also be extremely visually prominent within this predominantly residential conservation area and as such appear discordant and out of place. As such they would fail to preserve the character and appearance of the conservation area.

9. Conclusion:

Refusal is recommended as it is considered that this proposal is harmful to the curtilage listed building, The Barn Theatre, as well as to the character and appearance of the Cirencester South Conservation Area.

Although it is believed that the internally illuminated signs will cause harm, it is considered that this harm would fall into the category of 'less than substantial harm' in terms of the relevant section of the NPPF, and as Paragraph 134, which states that less than substantial harm should be weighed against the public benefits of the proposal, needs to be applied. It should also be noted however, that in this weighing up process, according to the NPPF, 'great weight' should be given to the assets conservation.

The public benefit of a successful cultural venue within Cirencester is not in doubt; however a scheme that includes externally illuminated signage for the Barn Theatre was given consent two months ago. No information on increased public benefit of internally illuminated signage has been provided to balance against the harm that these proposed additions will cause the heritage assets.

10. Reasons for Refusal:

The Barn Theatre is curtilage listed to the grade II listed 5 Beeches Road. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

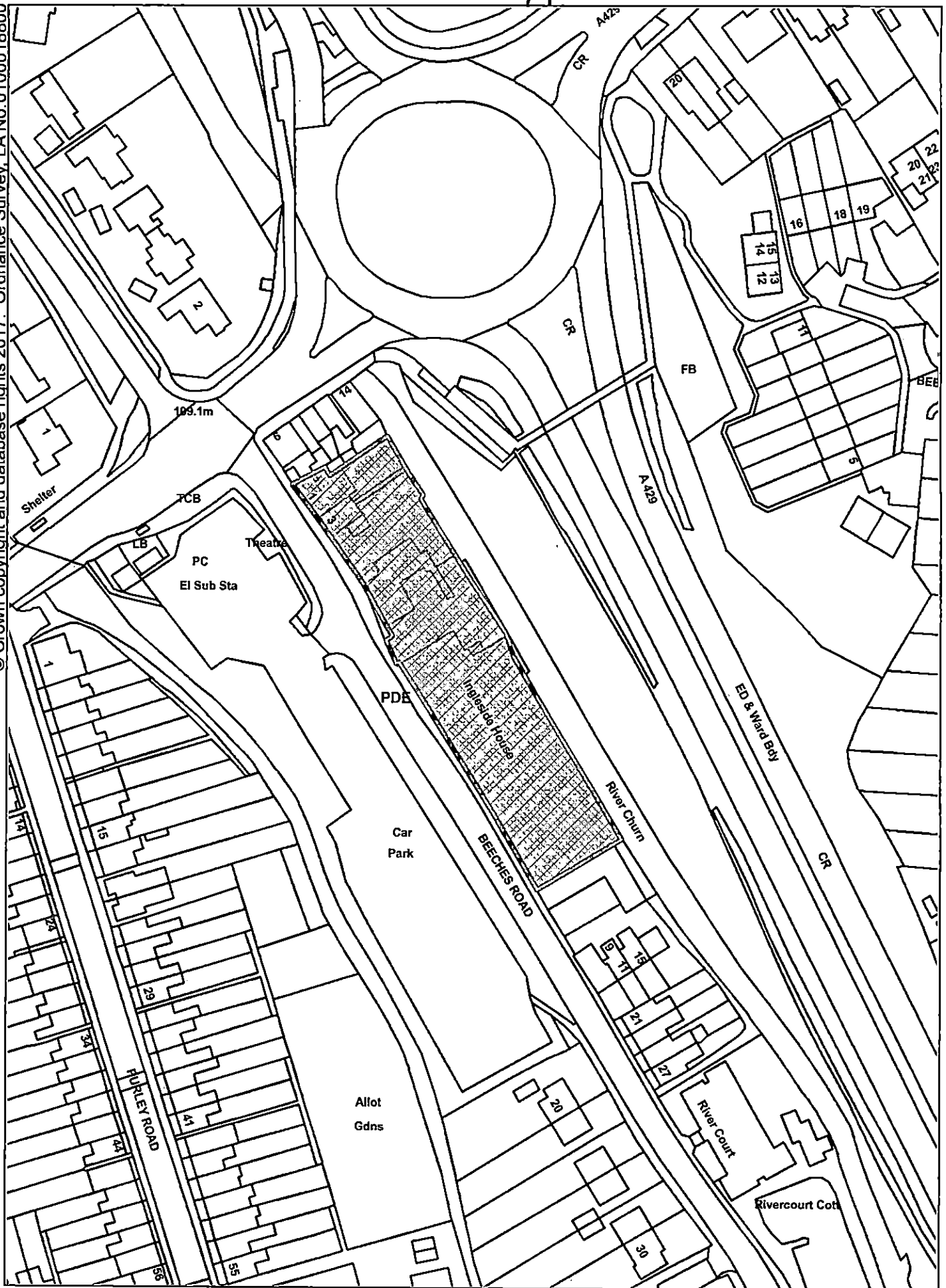
The Barn Theatre is also situated within the Cirencester (South) Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (LBCA) Act 1990.

The proposals are for the installation of four internally illuminated advertising panels on the south west elevation of the Barn Theatre. These panels, by virtue of their number, size, position and luminosity would be harmful to the simple vernacular character of the curtilage listed building. They would also contribute to a cumulative degradation of the character and appearance of the conservation area, though this harm and degradation would be less than substantial. The proposal would thereby fail to preserve or enhance the significance of the designated heritage assets; no evidence of mitigating public benefit has been provided.

The proposals thus conflict with Sections 16(2) and 72(1) of the Planning (LBCA) Act 1990 and Paragraph 134 of the National Planning Policy Framework.

7118/01127/LBC + 18/01126/ADV

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COTSWOLD
DISTRICT COUNCIL

BARN THEATRE BEECHES ROAD CIRENCESTER

Organisation: Cotswold District Council

Department:

Date: 31/05/2018

Scale: 1:1250

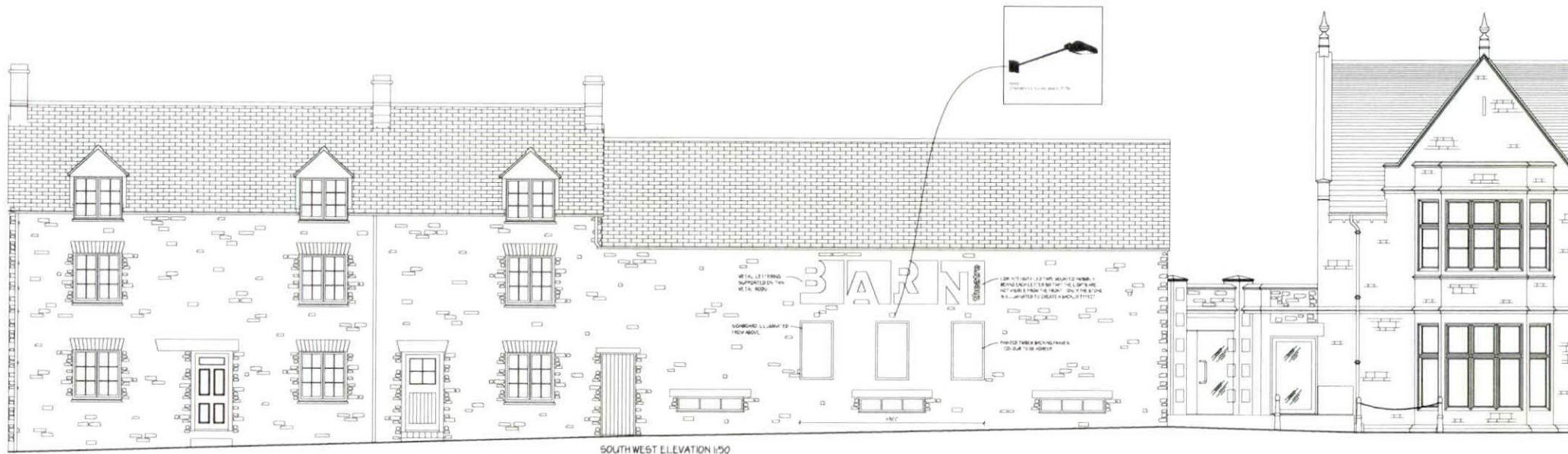




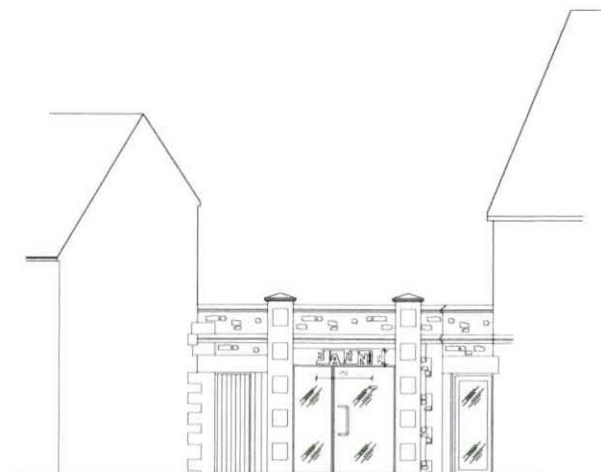
PROPOSED EXTERNAL SIGNAGE, THE BARN THEATRE, CIRENCESTER

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Figured dimensions are to be taken in preference to scaled dimensions.
Large scale drawings to have preference to small scale drawings.
Dimensions for items are to be checked on site prior to manufacture.

Scale: 1/50 (as far as possible)
A: APPROVED TO OFFICIALS
B: APPROVED TO OFFICIALS WITH C&M OFFICIALS
C: APPROVED TO OFFICIALS WITH C&M OFFICIALS
D: APPROVED TO OFFICIALS WITH C&M OFFICIALS
E: APPROVED TO OFFICIALS WITH C&M OFFICIALS
F: APPROVED TO OFFICIALS WITH C&M OFFICIALS
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Y: APPROVED TO OFFICIALS WITH C&M OFFICIALS
Z: APPROVED TO OFFICIALS WITH C&M OFFICIALS



THEATRE SIGNAGE AS EXISTING



SOUTH ELEVATION 1/50

DRAWING NOTE: NO SIGNAGE TO BE ILLUMINATED AFTER 23.00PM

PLANNING DRAWING

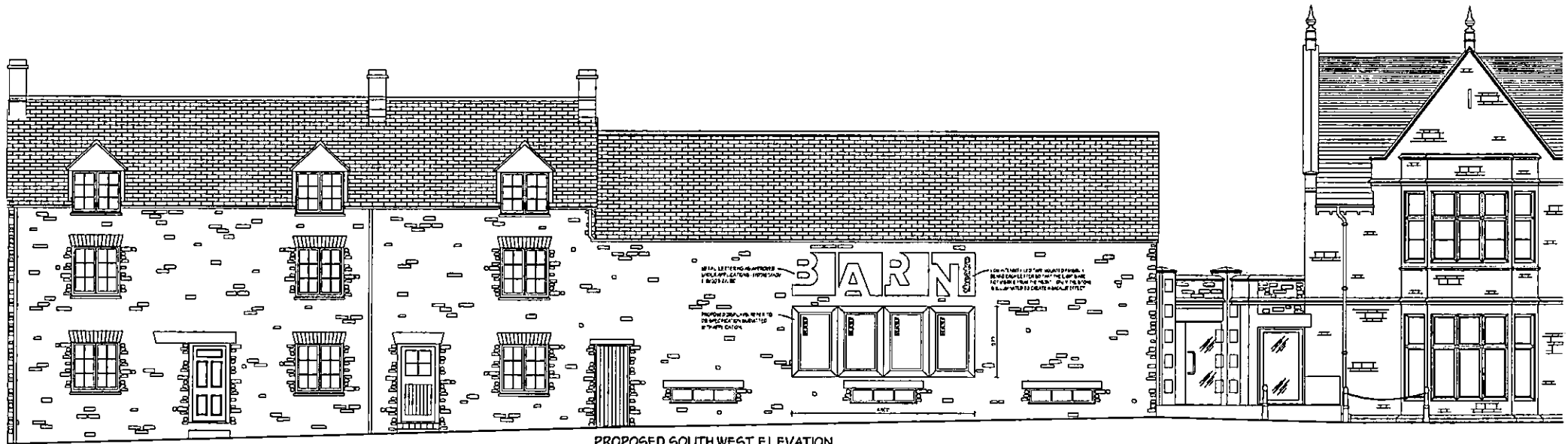
 CLARK & MASLIN Planning, Architecture, Interiors	
THE BARN THEATRE	
PROPOSED EXTERNAL SIGNAGE, THE BARN THEATRE, BEECHES ROAD, CIRENCESTER, GL7 1BN	
PROPOSED SOUTH & SOUTH WEST ELEVATIONS	
Scale: 1/50	Drawn: A1
Checked: GB	Date: DEC 17
4162/65	C

72

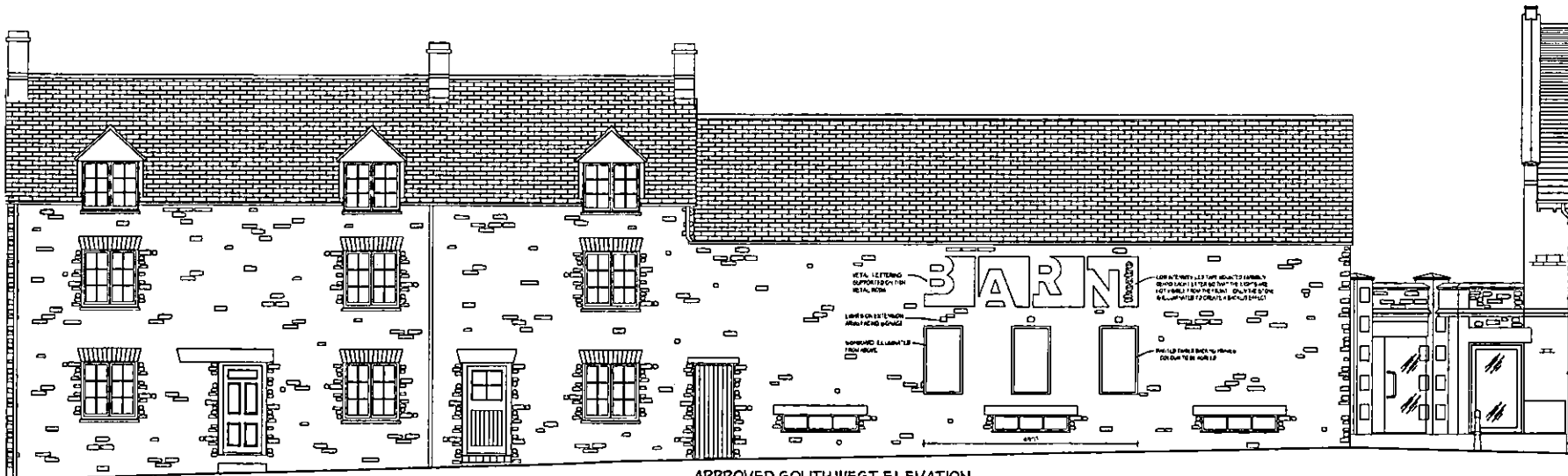
CONSISTENT SCHEME - MARCH 2018

PROPOSED EXTERNAL SIGNAGE, THE BARN THEATRE, CIRENCESTER

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Figured dimensions are to be taken from the drawing to scaled dimensions.
Large scale drawings to have everything to small scale drawings.
Dimensions for Massing are to be taken from the drawing and not the plan.
NEW or to be removed



PROPOSED SOUTH WEST ELEVATION
DETAILS OF CHANGES ON DRAWING 4162 66



APPROVED SOUTH WEST ELEVATION
REFERENCE: 17/05165/ADV - 18/00316/LBC

CONSENTED + APPROVED SCHEME

PLANNING DRAWING

<p>THE BARN THEATRE</p>			
<p>PROPOSED EXTERNAL SIGNAGE, THE BARN THEATRE, BEECHES ROAD, CIRENCESTER, GL7 1BN</p>			
<p>APPROVED AND PROPOSED SOUTH WEST ELEVATIONS</p>			
Scale	Sheet	Drawn	Date
1:50	A1	GB	MAR '18
Drawing No.		Revision	
4162/67		-	



70" D6

- Brilliant colors in bright conditions
- Designed for public environments
- Customizable front frame
- Fast and easy maintenance
- Built-in diagnostic system
- Dust Proof

GDS D6 has been developed specifically to meet the needs of the advertising market.

D6 supercedes old static and scrolling six-sheet posters and combines the total flexibility of remote content management with rich, dynamic images to maximize impact and attention.

The market-leading GDS D6 offers unparalleled quality, features and performance. The electronic display is optically bonded to the front anti-vandal glass for maximum clarity in bright environments such as shopping malls, airports, cinemas and other indoor public locations. The unique GDS housing system protects the unit from dust and air pollutants, thus maintaining appearance and assuring uptime.

On board, there is a media player and wireless connectivity to support most content formats.

These features are coupled to GDS's built-in diagnostic system so that performance can be monitored 24/7 and proof of play reported to customers. The customizable front frame allows easy and fast maintenance and GDS offers a variety of mounting solutions to meet all needs.



S e m i - O U T D O O R D I S P L A Y

G7000036

Technical Specifications

PANEL

Active Display Area	70" (1539 x 866 mm)
Backlight	LED
Resolution	1920 x 1080
Pixel Pitch (mm)	0.80 mm (H) x 0.80 mm (V)
Brightness	700 cd/m ² (Typ)
Contrast Ratio	5000:1
Viewing Angle	176° (H) 176° (V) with CR≥10
Display Colours	16.7 Million colours (Max)

CONNECTIVITY

Video	DVI-D, VGA, HDMI
Power Consumption	280W typ.
Power Input	115 - 230 VAC, 50/60 Hz of input voltage
External Controls	IR remote control
Diagnostic	Via USB

MECHANICAL STRUCTURE

Dimensions (W-H-D)	1870 x 1200 x 200 mm (without legs)
Packaging Dimensions	N/D
Weight	198 Kg
Packaging Weight	N/D
Wall VESA Mounting	N/D
Protective Glass	6 mm monolithic toughened antivandal glass
Self-Standing Mounting	Yes

Operating Temperature	-15°C to +45°C
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SPECIAL FEATURES

Bazel	N/D
Special Features	Dual bonding technology
Touch Screen Module	N/D
Media Player Option Type	N/D
IP Class	IP54 antidust system

EMBEDDED PC

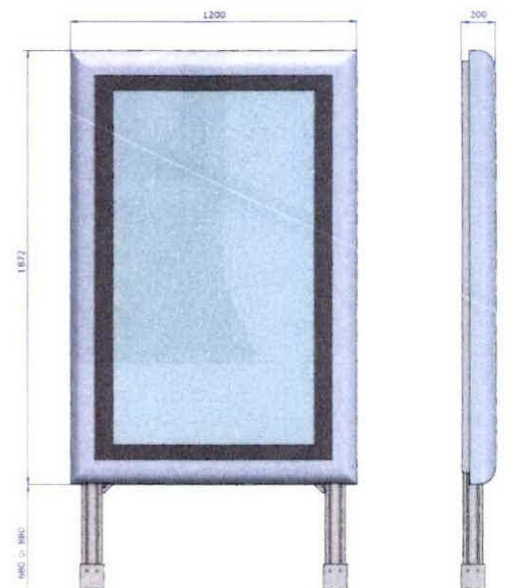
Please contact GDS for details

CERTIFICATION

CE

ACCESSORIES

Embedded PC or space to embed a custom PC and/or interfaces
 WiFi connectivity option
 Floor or Wall mounted / Single or Back to Back (master/slave) versions
 Customizable front cosmetic frame (default color: RAL 9007)



MOCK UP

71



BIARN theatre

