

Committee Report
Planning Committee on 16 September, 2009

Item No. 2/03
Case No. 09/1522

RECEIVED: 18 June, 2009

WARD: Kilburn

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: Gaumont State Cinema, 197-199 Kilburn High Road, London, NW6 7HY

PROPOSAL: **Listed Building Consent** for demolition of single-storey element between Brondesbury Mews and side of auditorium, plus toilet block to west of auditorium fronting onto Willesden Lane, addition of lift and meeting-room extension between Willesden Lane block & Brondesbury Mews, along with single-storey backstage entrance and toilet extension to west of auditorium, landscaping around building, including entrance from Kilburn High Road and exit from Willesden Lane, with internal alterations to building associated with the change of use of the building to a place of worship, including restoration of front elevations to both Kilburn High Road and Willesden Lane.

APPLICANT: Ruach Ministries

CONTACT: Tim Foster Architects

PLAN NO'S: EXISTING
446/00/00; 01; 02; 03; 04 (lower mezz); 05 (upper mezz); 06; 07; 08;
09; 10; 11; 12; 13; 14; 15; 16; 17; 20; 21; 22; 23; 24.

PROPOSED
446/02/01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 12; 13; 14; 15; 16; 17; 20;
21; 22; 23; 24; 25; 26; 27; 28.

REPORTS

Design & Access Statement (June 2009), Planning Statement (June 2009), Conservation Plan (December 2008), Operational Statement (June 2009), Acoustic and Environmental Design (May 2009), Transport Statement (June 2009), Framework Travel Plan (June 2009), Statement of Community Involvement (June 2009).

RECOMMENDATION

Grant consent.

EXISTING

This is the Gaumont State building on the western side of Kilburn High Road. The building is Grade II* listed and although vacant at the moment was most recently used as a Mecca bingo hall, closing in 2007. The building fronts the High Road as well as Willesden Lane. To the south of the building is a car park that is accessed off The Terrace.

The building operated as a 4,000 seater auditorium/cinema with an associated restaurant at first floor level. This was converted into a cinema itself in 1967. This continued until 1983 when the auditorium was converted into a 2,060 seater bingo hall.

The Gaumont State is subject to a site specific proposal in both the adopted Brent UDP (site MOS3) and the emerging LDF Site Specific Allocations DPD (site 30).

PROPOSAL

Listed Building Consent for demolition of single-storey element between Brondesbury Mews and side of auditorium, plus toilet block to west of auditorium fronting onto Willesden Lane, addition of lift and meeting-room extension between Willesden Lane block & Brondesbury Mews, along with single-storey backstage entrance and toilet extension to west of auditorium, landscaping around building, including entrance from Kilburn High Road and exit from Willesden Lane, with internal alterations to building associated with the change of use of the building to a place of worship, including restoration of front elevations to both Kilburn High Road and Willesden Lane.

The proposed change of use to a place of worship is the subject of a separate planning application (09/1508) which also appears on this Agenda. This application relates specifically to listed building consent and the proposed changes to the fabric and the setting of the listed building only.

HISTORY

There have been a number of relatively small scale planning and listed building applications submitted over the years, but none of them are considered relevant to the determination of this current proposal.

As explained above, a report on the planning application concerning the change of use to a place of worship appears elsewhere on this Agenda.

POLICY CONSIDERATIONS

PPG15 - "Planning and the Historic Environment".

STR16 Listed buildings.

UDP Site Specific proposal MOS3. Proposals "Community, retail, or arts/culture/entertainment or employment use suitable for retaining integrity of listed building."

LDF Site Specific Proposal 30. "The Council is seeking a use that can provide an opportunity to reconnect local residents, occupiers and visitors with an important visual, social and historic landmark and Listed Building in the Borough, as well as improve and diversify the uses available along the High Road."S

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

A total of 540 letters were sent to adjoining occupiers about the application on 7 July 2009. A total of 5 site notices were posted around the site on 10 July 2009 and a press notice was published on 16 July 2009, advertising the application as effecting a listed building.

In addition, English Heritage, Camden Council and Brent Councillors in Kilburn, Queens Park and Brondesbury Park Wards were also notified about the proposal.

A number of other interested parties were also consulted about the application, given the status of the building to which it relates, and their comments are summarised below. Given the nature of the proposals it has been difficult to differentiate between comments that relate to the planning and the listed building applications, and indeed some relate to both. As a result, both applications on the Agenda include a full summary of comments received.

NEIGHBOURS

A total of 3 objection letters have been received in relation to the consultation exercise (in addition to 3 letters of support/comment). The points of concern raised can be summarised as follows:-

- car parking/traffic congestion.
- the area adjacent to the Willesden Lane building should be enhanced (lighting) and the proposed planters will be abused. Perhaps trees could be planted?
- proposal adds nothing to the community.
- building must be made available to the community. If it is not the proposal is of no benefit to Brent.
- proposed mezzanine floor level in Willesden Lane block will relate unacceptably to Brondesbury Mews, which is a locally listed building.
- query over land ownership issues.
- "cycle doctor" scheme should be re-introduced to the site.

ENGLISH HERITAGE

No comments received.

LEADER OF CAMDEN COUNCIL (Councillor Keith Moffitt)

Wishes to register formal support for the proposal. The restoration and reuse of such a local landmark and Grade II* listed building will bring a historical gem back into community use and will also give an extra impetus and dynamic to the regeneration of Kilburn High Road to the benefit of both Boroughs.

LONDON BOROUGH OF CAMDEN

No comments received.

THE TWENTIETH CENTURY SOCIETY

Welcomes the proposal. The Society has no objections to the proposed alterations and extensions to the backstage and understage accommodation, nor to the proposals regarding the original offices above the High Road entrance. The Society welcomes the retention of original architectural features in all key public areas, as well as key technological remnants (eg: control panels, stage elevator) and the listed Wurlitzer organ.

Detailed drawings will follow as the project progresses and the Society reserves the right to withdraw their support in the event that any changes are subsequently considered to have a detrimental effect on the character of the listed building.

THE THEATRES TRUST

Supports the proposals in principle as it will provide a sustainable future and preserve the special interest of the listed theatre building. It will also allow the building to be used for performances as well as preserving the potential of the theatre should it be required in the future strictly as a live performance venue. .

THE CINEMA THEATRE ASSOCIATION

Welcomes the attention and care given to the plans for a phased refurbishment of the building. No objections are raised to the proposals.

CAMDEN WARD COUNCILLORS (Kilburn Ward)

The three Councillors are pleased to support the proposal. Four key issues 1. Community Use. Meeting space for community and voluntary groups needs to be provided, but at an affordable rate. 2. Supporting the Town Centre. Bringing building back into use will be an important development in the Town Centre. External frontages could be used to promote local community centres from time to time. 3. Heritage. A museum is welcomed, but it should be done in conjunction with Brent & Camden archives. Church could work with Councils and other institutions to bring people together in the heart of Kilburn. 4. Travel and Transport. The area of most concern. Need to ensure that the use does not cause problems for the locality in the future and that there is the necessary control over the use, along with appropriate mechanisms in place in the event that problems do occur. The submitted Transport Assessment is not enough to answer all concerns.

REMARKS

Overall Officers consider that this application has thoroughly understood the implications of restoration and re-use for this important Grade II* Brent landmark. The applicants have proposed a scheme that carefully balances the need of the historic fabric and the commercial requirements that will enable the long term financial viability of the Gaumont State.

The current application seeks Listed Building Consent for the following schedule of works:-

- Co-ordinate consultation rooms with the Willesden Lane wing
- Creation of children's hall in existing office suite.
- Provision of cafe kiosk in the inner vestibule.
- Alterations to stage door
- Creation of video and music suites
- Plant-room
- Metal fencing and gates to the terrace - design will be subject to planning condition.
- Establishment of museum
- Lighting scheme for tower
- Provision of cycle racks and refuse stores.
- Landscape works to Willesden Lane
- Planted screen for west elevation and Willesden Lane - subject to planning condition.
- New signage again subject to planning condition - subject to advertisement consent.

The integrity of the Listed Building has been maintained through a careful assessment of the important surviving elements of the building and their role in maintaining character. However, to balance this and enable the building to have a long term sustainable future the less important spaces have been employed to provide the services and amenity that a 21st century building of this type needs.

The fundamental principles that have been applied are:

1. There are no major alterations to the external envelope of the important public faces of the original building.
2. The important large internal volumes of the auditorium, foyer and entrance lobby have been preserved and undivided which is critical in maintaining the character of the building.
3. Where the original decorative detailing survives the proposals call for sensitive restoration, repair and reinstatement.
4. The extension to the rear has been located to minimise the impact on the integrity of the plan form and the elevation of the building. The mass and scale of the original Gaumont State is such that sensitively detailed extensions are possible.
5. The design and detailing of the extension is simple and complementary to the less decorative rear and side elevations.

Overall, the proposals can only be to the advantage of what would be otherwise a very difficult building to preserve for the long term. The limited enabling works will not have a serious detrimental impact on the character of the building and will enable this important landmark to continue to contribute to the character of Kilburn.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Central Government Guidance

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

CONDITIONS/REASONS:

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (2) The following method statements, including detailed plans and samples of work, for the following elements of the development should be submitted to and agreed in writing by the Local Planning Authority prior to commencement of works on site or in accordance with schedule to be agreed with the Local Planning Authority:-

- a) The insertion of, or alteration to, any new or existing structural openings.
- b) Repair and restoration of decorative ceilings, walls and other decorative elements.
- c) Repair and/or restoration of external elevational treatments including cladding and repointing of brickwork
- d) The alteration or installation of any new structural or service cabling.

The development shall be carried out in compliance with the approved details.

Reason: To ensure a satisfactory development and in the interests of the historic environment and Grade II* historic asset.

- (3) Further detailed plans indicating areas of existing fabric of the building to be removed or demolished shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of any works on site. The development shall be carried out in compliance with the approved details.

Reason: To ensure the preservation of important grade II* historic fabric

- (4) Any repainting or redecoration work shall be agreed, in terms of its location and colour scheme, in writing with the Local Planning Authority prior to the commencement of any such works. Any repainting or redecoration works shall be carried out in compliance with the approved details.

Reason: To ensure a satisfactory development and in the interests of the historic environment and Grade II* historic asset.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

Brent Unitary Development Plan 2004
PPG15:- Planning & the Historic Environment
3 letters of objection & 3 letters of support

Any person wishing to inspect the above papers should contact Andy Bates, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5228



Planning Committee Map

Site address: Gaumont State Cinema, 197-199 Kilburn High Road, London, NW6 7HY

Reproduced from Ordnance Survey mapping data with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Brent, DBRE201 2005

