



## Report of the Chief Planning Officer

### *CITY PLANS PANEL*

Date: 17th November 2016

**Subject: 16/04913/FU and 16/04914/LI Remodeling of the former Majestic Nightclub to create a 6 story office building with ground floor and basement commercial B1/A1/A3/A4/D2 uses. Creation of office floors behind retained outer walls and new glazed elevation to roof top addition, City Sq .**

**Applicant: Rushbond Plc**

#### Electoral Wards Affected:

City and Hunslet

Yes

Ward Members consulted

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

## RECOMMENDATION:

### 16/04913/FU

**DEFER AND DELEGATE** to the Chief Planning Officer for approval, subject to the specified conditions at the end of this report (and any other conditions which he may consider necessary) and following completing of a Section 106 Agreement to cover the following matters:

#### Travel Plan:

- i) Travel Plan review fee of £5,300
- ii) Car club membership package of £6,800

#### Jobs and Skills priority for local people

**In the circumstances where the Sec.106 has not been completed within 3 months of the resolution to grant planning permission the final determination of the application shall be delegated to the Chief Planning Officer.**

### 16/04914/LI

**Approve Listed building consent subject to the conditions listed at the end of this report (and any other conditions which the Chief Planning Officer may consider necessary).**

## **1.0 INTRODUCTION:**

- 1.1 Members will recall having received a pre-application presentation from the developer team at City Plans Panel on 7<sup>th</sup> July for the scheme to remodel the Grade II listed former Majestic nightclub in City Sq following the fire that seriously damaged the building over 2 years ago. This was very positively received by the Plans Panel.
- 1.2 Given the prominent nature of the building and the comments received from amenity societies set out below it is considered appropriate to bring a joint report for both the full and listed building applications before Members for determination.
- 1.3 Given the considerable number of advantages which this scheme would bring to both the building and the area in general, and based on the justification provided by the applicant for the proposed alterations, it is considered that, on balance, these outweigh the detrimental impact on the original fabric of the building to which objections have been raised.

## **2.0 SITE AND SURROUNDINGS:**

- 2.1 The Majestic is situated at the junction of Wellington Street and Quebec Street, directly opposite the Leeds Railway Station's North Concourse entrance in City Square and is within the City Centre Conservation Area. The site is located on a prominent corner and has three principal elevations: a curved entrance façade which faces onto City Square linked to two façades to the north on Quebec Street and Wellington Street to the south. Following the fire in 2014, the external fabric of the building remains relatively intact. This contrasts significantly with the loss of the roof and a substantial part of the building's interior.
- 2.2 Within the context of City Square the scale of the Majestic is relatively modest with the exception of the Mill Hill Unitarian Chapel to the east. The former General Post Office building, No. 1 City Square and the Queens Hotel are all of larger scale, whilst Exchange House to the east is a refurbished tower structure with a two storey lower plinth. The immediate neighbour to the Majestic on Quebec Street is Quebecs Hotel. This building presents a five storey ornate gabled façade adjacent to the Majestic's three storeys. On Wellington St the neighbour is Queens House which is four and a half storeys on the common boundary.

## **3.0 PROPOSAL**

- 3.1 The proposal is for a primarily office-led scheme of approximately 6,000 sqm floor space with ground and lower ground floor levels capable of accommodating Class B1/A1/A3/A4/D2 Uses.
- 3.2 External alterations  
The scheme design treats the existing building's façade as a robust, heavyweight plinth from which a more delicate glazed structure is proposed to emerge. The scale of this has been designed to respond to the heights of the 2 neighbouring buildings and the building's place in City Sq. The rear wall of the building, which sits at the eastern end of a small private rear service road is to be reconstructed to accommodate the insertion of the new floor-plates.
- 3.3 The new glazed roof top addition follows the curve of the front of the building and requires the removal of a remaining section of original external walling, although two outer wing walls will be retained to add visual depth and tie the old to the new in a

more robust manner. The top floor is cut back at a more acute angle which reduces the impact of the side elevations and results in the new top floors appearing dome-like when viewed from the ground. The inclusion of a new high level colonnade, standing forward of the main new glazed envelope, references both the plinth and the scale of the adjoining buildings. There is also a second layer of metal fins in front of the upper floor glazing which acts as a solar shade for the comfort of the occupiers of the building.

3.4 New windows are proposed to be introduced in the original façade at upper floor levels along the Wellington St and Quebec St elevations to allow natural light into the new office floorspace. These have been designed to be respectful of the detailing of the original building and would be framed by the decorative blockwork of the original facade. There are also proposed to be new windows at ground floor level to either side of the main entrance on the curved façade in the location of 2no. blank sections of wall which originally housed advertising panels used to announce forthcoming film events. Entrance canopies will be refined and reduced to a scale commensurate with those of the original building.

### 3.5 Internal alterations

The fire has destroyed much of the interior, however, the remainder of the concrete structure of the original circle and some of the rear circulation staircases have survived, albeit some of these have already been altered. The most notable feature is a circular feature known as the Palm Court which was an original circular light-well which ran up through the building. This is still in evidence at each level but is in various states of repair and has been filled in at each level.

3.6 The Majestic has a very distinctive plan form which reflects its former cinema use. This had multiple points of entry from the curved frontage to two entrances at the rear on Wellington St and Quebec St. Most of the public access was taken from these two points at the rear of the building which then led patrons into staircases and the 'Palm Court'. The scheme design reinterprets this key feature through a light-well serving the deeper plan office spaces to the rear. This follows the dimensions and details of the original Palm Court, however, due to the increase in height of the building this feature has been increased in height by 3 storeys in order that it can connect to all levels of the proposal. It does this through the insertion of a semi-circular staircase designed using the details of the original building for reference. The new Palm Court also enables maximum light penetration into the deep plan areas of the proposed office as it has a full height glazed eastern wall and domed glass roof.

3.7 The reception area of the proposal references the original cinema screen position within the proscenium arch and incorporates this into a dramatic entrance void. This also takes advantage of the large arched windows facing out over City Sq which illuminate the glazing included within the proscenium arch through to the office floor space beyond.

3.8 A detailed Transport Assessment and Travel Plan have been submitted which sets out the following:

- Highly sustainable location adjacent to the Railway Station;
- No car parking on site;
- 40no long stay cycle spaces for occupiers to be accommodated within the building
- Showering and changing facilities included within the building;

- Approximately 8 no. short stay cycle spaces are located within the immediate vicinity of the site for use by visitors to the City Centre;
- Servicing the building will be undertaken from a loading bay within the public highway to Wellington St.
- Existing taxi rank to be maintained to Quebec Street;
- A Travel Plan Coordinator will be appointed as part of the proposed development.

3.9 Emphasis will be placed on low energy consumption/carbon footprints, which will achieve / exceed the performance specifications laid down in the Building Regulations. The design will incorporate the following features:

- Minimise heat losses through the building's fabric through the use of highly insulated construction materials, wherever possible.
- Careful orientation and fenestration details to minimise solar overheating whilst providing good daylight penetration
- Low air permeability to reduce heat loss from air infiltration.
- Ventilation at levels to meet BREEAM 'Very Good' ratings.
- Provision of time and temperature controls with occupant override.
- Careful selection of high efficiency mechanical and electrical plant and equipment.

#### **4.0 RELEVANT PLANNING HISTORY**

4.1 The proposal was presented to Panel at pre-application stage on July 7<sup>th</sup> this year. The recorded minutes state:

'In response to Members comments and questions, the following was discussed:

- Car parking and parking for services to the building.
- Flood risk – there had not been any history of flooding at the building.
- Members praised the design proposals.
- It was hoped that a planning application would be submitted in August 2016.

In response to questions outlined in the report, Members considered the proposed uses for the building, the external elevations and the approach to internal spaces acceptable.'

4.2 10/05607/FU - Change of use of ground floor and upper levels of Majestic building from nightclub to A3, A4 and D2 uses including specifically cinema, music and concert hall, bingo, dance hall and gymnasium uses, with elevational alterations.

10/05608/FU - Change of use of basement and mezzanine areas of majestic building from A4 use to live music venue (D2 use) with ancillary A3, A4, nightclub and kiosk uses, with elevational alterations.

10/05609/LI - Listed Building Application for alterations and associated minor part demolition works, new additions and associated refurbishment works to internal and external fabric of Majestic building.

#### **5.0 CONSULTATION RESPONSES**

##### **5.1 Listed Building Application**

## 5.2 Statutory

### 5.2.1 Historic England (HE)

#### Significance of the Majestic

HE state that the Majestic is listed at Grade II as a nationally important example of an early twentieth-century cinema by Pascal J Steinlet. The corner site has produced an unusual 'fan shaped' form. The exterior was designed to catch people's attention and draw them inside where they were to be rewarded with the glamour and escapism of the lavish interior. Cinema-goers would travel up the wide terrazzo-floored staircases decorated with classical Greek pilasters, cornicing and wall panels into one of the barrel-vaulted *rooms* or the Palm Court.

The interior was essentially a huge stage set, not necessarily innovative or of the highest quality craftsmanship but that is not where the significance of the building lies. The significance of cinemas such as the Majestic is how the surviving interior fabric allows us to experience what it would have been like for those early cinema goers and how it reflects the wider trends in cinema building in the inter-war years. Many of this type of cinema have been lost or heavily altered over the years, particularly the inter-war 'super-cinemas'. This is also true of the Majestic and the survival of original fabric does not reflect the significance of the building when it was listed in 1993. Incremental alterations and the devastation of a fire in 2014 mean that the majority of the key features of significance have been lost or badly damaged.

The remaining internal features which contribute to the significance of the building are the rear staircases (although the south staircase has lost most of its decorative features), the Palm Court and the large volume of the auditorium. Although heavily altered, these spaces still allow an appreciation of the original function and appearance of the building which is an important part of its significance.

The majority of the significance of the building now lies in its external appearance, however, the grouping of the staircases and Palm Court make a contribution to significance in terms of their historic value and the survival of principal internal elements which illustrate the original decorative scheme.

HE consider the proposals would cause harm to the listed building which would be at the upper end of 'less than substantial harm' as defined in the National Planning Policy Framework (NPPF). This is due to the loss of the remaining important internal features which make a considerable contribution to the significance of the building as it stands today. If these features are removed it will no longer be possible to experience what it would have been like to visit the Majestic Cinema in its heyday, even though that experience has been vastly compromised by previous alterations and the recent fire.

However, HE are supportive of efforts to find a use for the building and particularly one which will be sustainable in the long-term, will enhance the building and will contribute to the appearance of City Square and the wider Conservation Area.

The proposals for new works to the Majestic have resulted from a detailed study of the history and significance of the building. This approach is commended; nevertheless the proposals would involve harm to the listed building.

HE do not object to the application but the acceptability of the proposals is subject to a strong justification as to why office use is the optimum viable use for the building and subsequently why it would not be possible to incorporate the existing staircases

and Palm Court into the scheme. It is also dependent upon securing all the finer details of the scheme which reinterpret or recreate the original decorative scheme.

If the Local Planning Authority is minded to grant consent for the proposals details of materials, windows, doors, signage etc. should be agreed.

### **5.2.2 Twentieth Century Society (TCS)**

TCS do not consider that the proposed works are conservation-led, as the listing status of the building requires. They recognise that the architectural significance of the building has been diminished by fire damage, however, are of the opinion that there are still a number of key internal features remaining, and that the exterior of the building is remarkably intact excepting the mansard roof. The TCS considers that the proposals constitute the loss of important features and spaces of significance, and comprise major alterations to the exterior. They do not consider that the proposal is an appropriate solution given the level of survival.

In particular, they object to the removal of the Palm Court; the extensive alterations to the façade, and to the height and scale of the proposed glass roof extension which will affect the character of the conservation area and the listed building.

Whilst they do not, in principle, object to the change of use to offices, they do object to this change being used to justify the level of alteration to the listed building, when the need for the change of use itself has not been properly substantiated in the application. (Subsequently the applicant has submitted a Heritage Assets Harm Versus Public Benefits Statement )

The Palm Court has been subdivided and infilled over the years but remains clearly legible. This area of the building is now the best surviving space and is of considerable historic as well as architectural interest. Still in-situ are the original balustrades, terrazzo stairs, wall and ceiling panelling and moulded detailing, as well as some internal windows and doors which appear to be original. They strongly disagree with the comments of Historic England which state that the removal of the court would not constitute substantial harm; instead, they urge that alternative schemes be sought which restore the Palm Court to its original splendour, and retain it as an important physical trace of the building's history.

The fine Beaux-Arts exterior of the building is now the best surviving element, and so the Society is deeply concerned that the intention is to remove a significant amount of original fabric (1<sup>st</sup> floor windows, the original canopy, section of the parapet wall, original sections of elevations to form windows). This introduces incongruous materials and a significant change to the rhythm of the fenestration.

The wall behind the balustrade to the front elevation is also an important part of the composition, offsetting the curve of the building mass, providing balance, and as an expression of the line of the original mansard roof. Its removal would, in the opinion of The Society, constitute substantial harm.

The TCS also considers that the roof extension as currently proposed is too massive, adding a dominant further three floors that, in total, are close to equal height of the existing. Such an extensive use of glass would also be incongruous both in relation to the baroque character of the existing building and within this particular streetscape of the conservation area.

### **5.2.3 Cinema Theatre Association (CTA)**

Object strongly to the proposal. The CTA set out the importance of the building and then go on to state that the surviving elements of the Majestic are of great significance for two reasons: the classical façade makes an important contribution to the civic dignity of the Leeds City Centre Conservation Area, while the interior allows us to experience what cinema-going was like in the most lavish cinemas of the early 1920's. Clearly a great deal of architectural structure and decoration was lost in the 2014 fire, but close study of photographs from 2014 and the applicants' own Photographic Study shows how much is left. These survivals are sufficient to make legible the original grand entrance sequence to the cinema. For the above reasons The TCS considers these applications should be refused.

The proposed scheme would essentially create a sustainable future for the shell of the cinema by building a new office block within its retained walls. They then go on to list all of the interventions in the existing fabric.

The CTA believes that:

1. Change of use to office use can be justified in order to safeguard the cinema. Given the Majestic's condition, reinstatement for leisure uses would require an enormous investment in the existing building. This would be credible only if a major leisure operator came forward with a business plan.
2. The presumption should be to retain and conserve historic structure and decoration wherever possible. The Majestic is a landmark in the history of both cinema architecture and popular entertainment in Leeds. The building remains Grade II listed, and legible historic features must be conserved for future generations.
3. The historic façade must be fully conserved and restored. The proposed scheme would make too many damaging interventions in the façade. Most of the historic window frames would be removed, and large new openings created. This would alter the visual integrity of Stienlet's fine classical façade, to the detriment of the Leeds City Centre Conservation Area.
4. The upper façade to the east must be retained. Historic views of the Majestic from City Square show how important this high-level stone façade is to the whole composition, as it builds up to the mansard roof.
5. Loss of the remaining auditorium features can be justified. It is not clear from photographs how much remains of the original superb auditorium. But the CTA accept that the remaining structures could be lost in the interests of a viable scheme.
6. The whole 'rear' block, including the staircases and the Palm Court, must be retained. Their analysis shows that this block remains substantially intact after the fire. The Palm Court in particular retains its complete structure, glass dome, doors, and decorative railings. The scheme should abandon the aim of creating a 'light-well', and simply restore these precious historic features.
7. The overall height of the scheme should be reduced. Elevations and perspectives of the scheme show how vast and intrusive is the new six-storey block. It should be at least one story lower, and designed in a form that echoes the original mansard roof.

### 5.3 **Non-Statutory**

#### 5.3.1 **L.C.C. Sustainability Conservation**

The Conservation Team position is that as well as the benefits of putting the building into a use and enhancing the exterior there is less than substantial harm to the significance of the listed building resulting from the internal changes. They do not object to this level of harm subject to strong justification for the changes.

### 5.4 **Full Application**

#### 5.5 **Statutory**

See Historic England comments above

### 5.6 **Non-Statutory**

#### 5.6.1 **Highways Services:** It is noted that there is no opportunity to provide vehicle parking on site. 40 long stay cycle spaces is an acceptable level of provision if the quality of these is high. The lift size is large enough to accommodate the cycle and refuse requirements. 8 off-site short-stay cycle spaces is an acceptable level of provision.

This is a highly sustainable location for public transportation access with widespread on-street parking controls which will prevent any highway amenity and safety issues arising. The proposals are for servicing and deliveries to use the loading bay on Wellington Street. Draft designs have been received from the City Connect design team, which incorporate the loading bay. The scaffolding currently in place will prevent implementation of the route section along the Majestic frontage on Wellington Street, and the expectation is also that they will be unable to install this section of the route due to the development being under construction. The works for reinstatement of the loading bay will therefore need to include the cycle route improvements along this stretch.

Discussions have taken place with Traffic Management regarding motorcycle parking; it is proposed that this could be provided in part of the loading bay.

All of the off-site highway works will need to be the subject of a S278 Agreement.

#### 5.6.2 **Travelwise:** The submitted Travel Plan is acceptable. The Travel Plan review fee of £5,300 and car club membership package of £6,800 should be secured as part of the permission.

#### 5.6.3 **L.C.C. Flood Risk Management:** No objections. The submitted Flood Risk Assessment is acceptable subject to a condition requiring the submission of a drainage scheme.

#### 5.6.4 **Sustainability - Contaminated Land:** No objection subject to conditions.

#### 5.6.5 **The Coal Authority:** the application site is within the defined Development Low Risk area. No objections. Advise standing advise attached to any notice of permission.

### 6.0 **REPRESENTATIONS**



## 6.1 Leeds Civic Trust (LCT)

LCT are generally supportive of the current proposals. They accept that the new proposed uses, and the insertion of new floors are necessary for the future viability of the building, and are satisfied that the proposed substantial changes to the exterior of the building are justified. They believe that the building in its new form will be an excellent and impressive feature of City Square.

However, they remain unable to support the loss of the remaining internal architectural elements, in particular, the rear staircase, Palm Court dome and associated details.

The proposal of “re-interpretation” of the concept and detail of the stairs and dome is well intentioned, but perhaps there could be some re-consideration about this given the concerns set out above.

## 6.2 Letter of objection from private Castleford address

This objects to the loss of the section of front wall at the top of the building set back from the curved façade facing onto City Square. The objector considers that as much of the original external walling should be retained as possible as it is visible from City Sq.

## 6.3 Letter of support from the owner of the adjacent property 34 Wellington St

Believes this to be an excellent proposal which will enliven and reinvigorate an important city building. Welcome the office use and potential for other supporting uses. It could also act as a flagship statement building for the City. Would have a positive commercial impact and support the City’s regional office role. Note that the intention is to re-create the drama of the original use but apply this to the new use, especially around the entrance foyer and new Palm Court. The new openings to the street add vibrancy and interest.

## 6.4 Statement of Community Engagement

An introduction letter was issued to c.195 properties in close proximity to the site. The purpose of the letter was to introduce the development plans and to invite the recipient to attend a public exhibition held at the Park Plaza Hotel in Leeds City Centre between 3.30pm – 7pm on Thursday 14 July 2016. The event was attended by approximately 25 people. All of those who responded supported the redevelopment of the Majestic. Additional comments were all supportive and mentioned the new glazed roof storeys, and the prominence of the site.

## 7.0 **RELEVANT PLANNING POLICIES**

### 7.1 **The Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

1. The Leeds Core Strategy (Adopted November 2014)
2. Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013)
4. Any Neighbourhood Plan, once Adopted

These development plan policies are supplemented by supplementary planning guidance and documents.

## **7.2 National Planning Policy Framework (NPPF)**

The NPPF includes policy guidance on sustainable development, economic growth, transport, design, and climate change. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given to them.

The NPPF advocates a presumption in favour of sustainable development and a 'centres first' approach to main town centre uses such as offices. The NPPF also promotes economic growth in order to create jobs and prosperity, when applied at a local level, this supports Leeds City Centre's role as the economic driver of the Yorkshire region.

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;
- Responding to local character and history;
- Reflecting the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Creating safe and accessible environments; and
- Requiring development to be visually attractive as a result of good architecture and appropriate landscaping.

The National Planning Policy Framework (NPPF) includes policies relating to heritage assets and states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Section 12 provides policies on the historic environment. In particular paragraph 131: 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 uses 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.

Significance can be harmed or lost through alteration or destruction of the heritage asset and as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para. 134).

## **7.3 Planning Policy Practice Guidance**

Further national guidance is provided within Planning Policy Practice Guidance (PPPG). Para.015 makes clear that putting heritage assets to a viable use is likely to lead to the investment and any maintenance necessary for their long-term conservation. It is important that any use is viable and desirable to avoid successive harmful changes carried out in the interests of repeated speculative and failed uses. If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses the optimum use is the one likely to cause least harm to the significance of the asset, not just through initial changes, but also as a result of subsequent wear and tear and likely future changes.

Para. 020 states that public benefits may be anything that delivers economic, social or environmental progress, as referred to in Para. 7 of the NPPF. Public benefits should flow from the proposed development, be of a nature and scale to be a benefit to the public at large and not just be a private benefit. Benefits do not have to be physical or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing the risk to a heritage asset, and securing the optimum viable use of a heritage asset in support of its conservation.

#### **7.4 Planning (Listed Buildings etc.) Act 1990**

This sets out the test that Members will need to apply to determining the planning application is contained in section 66(1) of the Planning (Listed Buildings etc.) Act 1990. This provides that:-

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority .....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

#### **7.5 Core Strategy**

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the District. The most relevant policies to the Majestic proposal are set out in the paragraphs below:

Spatial Policy 1 sets out the broad spatial framework for the location and scale of development. This policy prioritizes the redevelopment of previously developed land within the Main Urban Area, in a way that respects and enhances the local character and identity of places and neighbourhoods. New office facilities should be prioritised in the City Centre, maximising the opportunities that derive from the existing services and high levels of accessibility.

Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region by:

- promoting the City Centre’s role as the regional capital of major new office and culture development
- making the City Centre the main focus for office development in the District
- comprehensively planning the redevelopment and re-use of vacant and underused sites for mixed use development

Spatial Policy 8 supports a competitive local economy through provision of sufficient supply of buildings to match employment needs for B Class Uses and developing the City Centre as the core location for new office employment.

Spatial Policy 9 seeks to provide a minimum of 706,250 sqm of office floorspace in the District.

Core Strategy Policy CC1 outlines the planned growth within the City Centre for at least 355,000 sqm of office floorspace. This will be achieved favouring locations with the best public transport accessibility. All other town centre uses will be supported within the City Centre boundary provided the use does not negatively impact on the amenity of neighbouring uses and that the proposal is in accordance with all other Core Strategy policies.

Policy EC2 states the focus for most office development will be within and/or edge of the City Centre and designated Town and Local Centres.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and enhancing existing landscapes and spaces. Proposals will be supported which protect and enhance existing historic assets.

Policy P11 states the historic environment will be conserved and enhanced. Where appropriate the significance of assets, impact of proposals and mitigation measures will be required to be considered through a Heritage Statement. Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged

Policy P12 requires the quality, character and biodiversity of Leeds' townscapes, including their historical and cultural significance, to be conserved and enhanced.

Policies T1 and T2 identify transport management and accessibility requirements for new development.

Policies EN1 and EN2 set out the sustainable construction and on-going sustainability measures for new development. In this case BREEAM 'Excellent' is required. Policy EN1 requires development over 1,000sqm to reduce predicted carbon dioxide emissions to zero and provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.

Policy ID2, planning obligations and developer contributions requires the use of Section 106 planning obligations as part of a planning permission where necessary.

## **7.6 Leeds Unitary Development Plan (Review) 2006 – Saved Policies**

The UDPR saved policies of relevance to this scheme are:

GP5 General Planning Considerations

N14 assumption in favour of retention of listed buildings

N17 all listed building features to be retained and repaired

N19 Conservation Area and new buildings

N20 resist removal of features which contribute to the character of a conservation area

BD2 Design of new buildings

BD4 All mechanical plant

BD6 Alterations and extensions

BC7 Building Conservation

## **7.7 Natural Resources and Waste Local Plan**

The Natural Resources and Waste DPD sets out where land is needed to enable the City to manage resources, such as minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies regarding drainage, air quality and land contamination are relevant to this proposal. Policy AIR 1 states that all applications for major development will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality is mitigated

#### **7.8 Emerging Leeds Site Allocations Plan (SAP)**

The Site Allocation Plan Publication Draft Document does not identify the site for any specific form of development. This document has been consulted on at an advanced publication stage and representations have been fully collated. Due to the fact that the Majestic Building site is not allocated in the SAP, it carries no weight in the consideration of these applications.

#### **7.9 Relevant Supplementary Planning Guidance includes:**

SPD Travel Plans

SPD Building for Tomorrow Today: Sustainable Design and Construction

City Centre Urban Design Strategy

#### **8.0 APPRAISAL**

8.1 The Majestic is a very important landmark building which has been vacant since 2006. The challenges of finding a suitable new use have been compounded by the severe fire in 2014. It is a designated heritage asset and the proposal is intended to secure a long-term sustainable future for the Building.

8.2 Various changes would need to be made to the fabric both externally and internally to accommodate any future beneficial use. The Proposal to deliver an office-led scheme requires various alterations including the removal of more original fabric. Therefore, in line with Historic England (HE) comments and the requirements of the National Planning Policy Framework (NPPF), the rationale put forward by the applicants in the various supporting documents needs to be assessed to establish whether it constitutes the 'clear and convincing justification' required by paragraph 132 of the NPPF. When determining the planning application it is also necessary to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses in accordance with the statutory duty in section 66(1) of the Listed Buildings etc. Act 1990. The harm that would be caused to the listed building should then be weighed against the public benefits of the scheme (paragraph 134). In determining the listed building consent application it is also necessary to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas Act 1990.

8.3 The HE have appraised the scheme and have stated the following:

#### **8.4 Impact of the proposals**

In advising on proposals for change, HE advise that the significance of the building at that point in time must be understood and an assessment made of the impact against that level of significance. Despite the damage that has occurred to the Majestic in the past, the current proposals are still challenging and require careful consideration and justification. They will result in the complete loss of the interior of the building, the demolition of the rear wall and a significant change to the appearance both internally and externally. If we were to consider all the damage

that has occurred previously in conjunction with the proposals, the impact on the significance of the building would be very high.

- 8.5 HE consider the proposals for new works at the Majestic provide the opportunity to enhance its appearance and reinterpret the original comprehensive design scheme. The proposals for the replacement Palm Court address the requirements of increasing light penetration into the deep plan whilst reflecting the original Palm Court in a contemporary manner.
- 8.6 HE also welcome the way in which the design scheme for the whole building, internally and externally, is being considered at this stage in the process. This is consistent with the original design intent for the Majestic and the idea of the building being an 'escape' and a cohesive work of art. HE consider that the proposals to recreate the decorative features of the rear staircase within the new corridor and staircase could be a small form of mitigation for the loss of the original if this proved to be justified, so this would be something they would wish to see secured.
- 8.7 The proposals for the exterior of the building would not harm the significance of the Majestic as a landmark, or the character and appearance of the Conservation Area. The form of the proposed rooftop extension is reminiscent of the original mansard roof and the principle of the new openings is supported, subject to the agreement of detailing. The inclusion of the return elements of the upper floor wall adjacent the curved elevation on the City Sq is welcomed as it retains a better sense of the original form of the roof and increases the dominance of the listed building as a base for the proposed extension.
- 8.8 HE consider the proposals would cause harm to the listed building which would be at the upper end of 'less than substantial harm' as defined in the National Planning Policy Framework (NPPF). This is due to the loss of the remaining important internal features which make a considerable contribution to the significance of the building as it stands today.
- 8.9 HE do not object to the application but advise that the acceptability of the proposals is subject to a strong justification as to why office use is the optimum viable use for the building and subsequently why it would not be possible to incorporate the existing staircases and Palm Court into the scheme. It is also dependent upon securing all the finer details of the scheme which reinterpret or recreate the original decorative scheme.
- 8.10 In addition to the above, the Council's Conservation Advisor has provided the following comments on the impact of the proposals on the significance of the listed building.

The starting point for assessing the impact on the proposal on the listed building is the existing condition of the building post fire and not the pre-existing pre-fire condition of the building. The impact of the proposals can be summarised as:

Glazed roof extension:

This is a well-mannered and a fitting addition, cleverly tapering the sides to give the impression of a dome. It will correct the squat proportions of the roofless fire-damaged building and is beneficial to the aesthetic value of the listed building.

External alterations:

The new openings are set within existing recessed panels within the external elevation (continuing the approach of the previous part implemented scheme) but will harm the historical value of the listed building as an introverted “black box” cinema distinguished by few penetrations through the external envelope.

Internal alterations:

The proposals will effectively hollow out the interior of the building, removing any features that survived the fire including the concrete sub-structure of the gallery and fragmentary decorative plasterwork. It will also remove the Palm Court at the rear which survived the fire almost intact and as such assumes an importance (historically and aesthetically) which it previously did not have as an ancillary space to the main auditorium. The proposed replacement stair core is a high quality and sensitive response which is critical to viability of the proposed use, but it is no substitute for the authenticity of the existing Palm Court.

8.11 It is clear from the above that the Council’s Conservation Advisor agrees with the HE conclusion that the harm to the building is less than substantial in this case and therefore agrees with the requirement to demonstrate a strong justification that the proposal is the optimum viable use and justifies the level of harm to the building identified to the special character of the building.

8.12 In this respect there are a number of stages which are addressed below which need to be considered to come to a conclusion:

- What alternative uses could the building be put to and are they viable?
- What is the optimum viable use?
- Why cannot certain features be retained and what is the level of harm arising?
- What are the public benefits arising?
- Do the public benefits outweigh any harm i.e. the balancing exercise?

8.13 What alternative uses could the building be put to and are they viable?

The building, in its pre-fire damaged condition was the subject of extensive marketing. Despite this it had lain vacant for a number of years. This is despite the fact that it had received planning permission for a range of generally leisure related uses and also had received listed building consent for various external and internal interventions. A number of these had been carried out to the exterior of the building to make it more attractive to as wide a range of potential occupiers as possible, but clearly this exercise had not been successful and no tenant had been secured at the time of the fire in 2014.

8.14 Up to date evidence has also been provided from an industry expert (JLL) which states that large scale leisure spaces are now not as attractive to the market as they were in the last couple of decades and are unlikely to be viable. It could be argued that the Majestic itself is evidence of this trend. Even comments from the interest groups set out above do provide some support for the use of the building as offices and indeed the location of the site, close to the main office core and train station of the city, and therefore the region, does lend itself well to office use.

8.15 The applicant has made it clear that an office use is capable of being funded speculatively. Whereas, in respect of a leisure-led scheme, the applicant has stated that:

'in contrast, any leisure-led proposal could only be developed following known specific interest given the very specific requirements of the sector and individual aims and objectives of specific operators. The option of a leisure use would mean waiting to identify a possible lead operator, with an unknown operational model, and with unknown interventions, where there is no current market interest, with considerable concern over the fabric of the building over such a time. Indeed such an approach could place the building at serious risk.

Viability requires the values associated with a use to outweigh the costs of development. It is virtually impossible to prepare a viability assessment for an unknown leisure use. Fundamentally, without evidence of market demand, there is no evidence to support a value based on a leisure use and putting heritage assets to a viable use is an objective set out in national policy.'

- 8.16 Of the obvious uses for this area that have not yet been addressed, residential and hotel uses are also in evidence in this part of the city centre. However, for a conversion to either of these uses to take place, it is clear that new floors would also need to be inserted and that the requirement for natural lighting would require new windows and the possible use of a light-well (given the restrictions which a deep floor plan brings with it as explained above). It is the case that the level of intervention in the building for these uses would almost certainly be greater than that proposed for the office scheme.
- 8.17 From this it is concluded that that there are a range of uses which the building could be put to, however, there is only one (offices – with a range of supporting secondary uses) which is actually capable of justifying the level of investment required. Especially if this is being carried out on a speculative basis. Therefore it is considered that an office led scheme is the most viable way forward.
- 8.18 What is the optimum viable use?  
The NPPF Planning Practice Guidance says that where there is only one viable use this is the optimum viable use. It follows from the discussion above that office use is the optimum viable use.
- 8.19 Why can't certain features be retained and what is the level of harm arising?  
The harm to the listed building results overwhelmingly from the internal changes, principally the removal of Palm Court and the north staircase. As explained above the harm to the significance of the listed building is "less than substantial". Justification for these works is set out below.
- 8.20 New floor plates have to be inserted into the building to create the office floors. The location of these floors is restricted by the impact the floor-slab ends would have on the external elevation as they manifest themselves against the outer wall. The positions of the new windows are governed by the existing detailing of the building and so there is little room for manoeuvre when it comes to varying the positions of the floor slabs.
- 8.21 Before the fire the proportions of the building were balanced by the presence of the original roof. After the fire there is a requirement to re balance the appearance by the recreation the original substantial form of the roof structure. This provides an opportunity to insert additional floor space and maximize the letting potential and therefore viability of the site.



8.22 Since the building is being extended vertically the existing Palm Court would also need to be extended vertically to provide light and circulation to the additional floors. It has been stated that:

- the existing Palm Court is not capable of being extended vertically without extensive structural alteration, which would itself cause damage to the circular structure.
- the levels which the new floors would have to be located at do not align with the levels of the existing floor levels in the Palm Court of the vaulted rooms and staircases to either side.

8.23 As the floor plan is so deep, there is a genuine requirement to gain natural light in the central/rear area of the building. In order to obtain the level of lighting required, a full height shaft is the best way to achieve this with an open/glazed side to the office floor plates. In order to carry the large amount of glazing necessary, this requires the sides of the shaft to have structural integrity - especially the case as the structure also needs to carry circulation stairs as well. The only way to achieve a structure which could accommodate this new set of demands to be placed on it would be through the construction of an entirely new feature. As the adjacent staircases tie in to this then it follows that they must also be lost.

8.24 Therefore, it is considered that clear and convincing justification for the removal of the parts of the building proposed by this scheme has been made. In these circumstances the NPPF states that:

‘the harm should be weighed against the public benefits of the Proposal, including securing its optimum viable use’.

8.25 Therefore the next step is to establish the public benefits arising from the scheme, so they can be assessed against the harm to the building, which in this case is considered to be ‘less than substantial’.

8.26 What are the public benefits arising?

National Guidance states that public benefits may be anything that delivers economic, social or environmental progress. The following benefits are considered to be a direct result of the proposed development and are of a nature and scale that are considered to be a benefit to the general public:

8.26.1 Economic Benefits

- The creation of new Grade A office floor space close to the heart of the city’s office core in a highly sustainable location. The applicant has used the industry term ‘super-prime’ to describe the location of the Majestic for office use.
- Reinforces the City’s role as the regional office capital
- Construction and skilled conservation jobs throughout the build process
- Estimated permanent job creation of between 465 and 605, which would provide opportunities for all sectors of the community

- Supply chain jobs to sustain the building through servicing, deliveries and maintenance

### 8.26.2 Social Benefits

The proposal would bring a notable local building back into productive use and deliver a feel good factor to the benefit of all those who pass the building. Reports after the fire represented a genuine feeling of loss within the community. The rebirth of this much loved local landmark would provide the following social benefits:

- Increased wealth through increased employment bring a better standard of living
- Bringing a range of new opportunities to improve the city's leisure offer
- Reliance on non-car related transport systems which, if involving walking running or cycling, would improve general levels of fitness in the population
- Improved natural surveillance resulting from day and night time uses and resultant increased vision both out from and in to the building.

### 8.26.3 Environmental Benefits

The building would present an improved appearance on all of its elevations. The environmental improvements of this are considered to be:

- Supports regeneration effects
- Improve the Conservation Area and setting of the neighbouring listed buildings
- Giving the building a viable future to ensure its maintenance – removing risk
- Bringing sustainable building techniques and methods of running and maintaining the building to improve energy efficiency
- Provision of a highly recognizable landmark building in Leeds in a very prominent location.
- Better interaction with the street due to the increased amount of glazing in the facades.
- Opportunities for lighting at night to improve the inter-action with this part of City Square
- Use from early morning until late at night which all previous uses of this building have not been able to provide.

Also, in this case, there is no conflict between the above public benefits and the potential benefits from other viable uses since it has been demonstrated that, at this time, there are likely to be no other viable uses.

### 8.27 Do the public benefits outweigh any harm i.e. the balancing exercise?

Legislation and guidance do not say how harm and public benefits should be weighed. However, it is clear that there are public benefits which can be set against the 'less than substantial harm' to the fabric of the building referred to above, along with a range of other minor benefits. Also, the intent of the developer to carry out the development as soon as practically possible and deliver a high quality sustainable development after a long period of vacancy is also noted. It is considered that in combination these factors provide a compelling reason to support the proposal and outweigh the less than substantial harm caused by the loss of the original fabric proposed.

### **8.28 Amenity**

The submitted Noise Impact Assessment considers the existing noise climate within the vicinity of the application site, the potential noise impact of the proposal on nearby noise sensitive receptors and recommendations for attenuation measures. The most recent use of the site was as a nightclub which clearly brings with it the potential for a significant amount of disruption to the local area. Therefore, the proposed uses are far less likely to have a detrimental impact on occupiers in the vicinity of the site and are acceptable. The proposed height, coupled with the distances away from neighbouring properties, is considered to protect the amenity of occupiers of the neighbouring properties, given this city centre environment.

### **8.29 Sustainability**

The development is located in a highly accessible location, which will support the objective of reducing potential travel emissions. Measures have been incorporated to improve the energy efficiency of the building. Conversions of historic buildings offer a number of challenges in the application of BREEAM which in some cases preclude the implementation of certain design measures, systems or materials and restricts the achievement of the required 'credits'. In this case a rating of 'very good' has been targeted. Officers consider that it is unrealistic in this case to require BREEAM 'Excellent' to be achieved and that the applicant's commitment to the sustainable measures outlined above is acceptable in this case.

### **8.30 Transport and Servicing**

The proposal is located within a highly accessible area. The site is located on two major bus corridors and is within close proximity of Leeds City Railway Station and other public transport facilities in the City Centre. It has excellent pedestrian and cycling connectivity to amenities and facilities including the City connect cycle route which is proposed to pass immediately in front of the building. This will make public transport and pedestrian and cyclist journeys far more attractive and will help to reduce the use of the private car. As a result of this there is expected to be limited traffic generation and consequent impact on the highways network.

The scheme will provide some 40 cycle parking spaces in the basement. In addition, showers, changing areas and lockers will be provided to encourage walking, jogging and cycling. The lay-by in front of the Majestic building, on the north side of Wellington Street, will be reinstated and be utilised for servicing.

In this case, where there is no possibility of providing parking on site, and public transport routes are in such close proximity, the transport and servicing provision for the site is considered to be acceptable.

### **8.31 Employment**

The applicant has advised that 'in terms of the construction jobs, it is estimated that the construction period will last for 18 months and 30-50 people will be on site at any one time. In terms of the proposed office use of the building itself, *it is* estimated that around 88% of the estimated jobs would be full time, with the remaining 12% part time. Therefore, taking the lower end of the estimated job creation figure, 465 full time employment jobs would equate to 520 actual jobs created.

### **8.32 CIL**

The calculation in respect of the Community Infrastructure Levy is £299,415

## **9.0 CONCLUSION**

Given the considerable number of advantages which this scheme would bring to both the building and the area in general it is considered that, on balance, these outweigh the less than substantial harm to the original fabric of the building to which objections have been raised.

**CONDITIONS FOR MAJESTIC FULL APPLICATION**  
**16/04913/FU**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) No external materials shall be used on the building until details and samples of that external walling or roofing material has been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) Prior to works commencing on site full details, to include materials, elevations and sections of the following shall be submitted to and approved in writing by the Local Planning Authority:
- entrance steps
  - external doors
  - windows
  - external light fittings

These items shall then be constructed in accordance with the approved details and using the approved materials

In the interests of visual amenity

- 5) Construction of any new external terracotta block work shall not be commenced until a sample panel of the blockwork to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the details of the type, bonding and coursing of the block and colour and type of jointing material. The blockwork shall be constructed in strict accordance with the sample panel(s), which shall not be demolished prior to the completion of the development.

In the interests of visual amenity and to ensure that the blockwork harmonises with the elevations of the building.

- 6) There shall be no external storage of refuse, plant, materials or products in any area which is external to the building either on private land or on the public highway, whatsoever.

In the interests of amenity and visual amenity

- 7) Prior to the commencement of the internal works of fit out required to facilitate the uses hereby approved, a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

- 8) The rating level of the noise emitted from non entertainment sources (e.g. plant and machinery), shall not exceed 5dB below the existing background noise level (L90). Between the hours of 23.00 and 07.00 the peak noise levels from non-entertainment sources shall also not exceed a maximum of 58dB LAmax external to noise sensitive premises. The noise level shall be determined at the nearest noise sensitive premises, with windows open in a typical manner for ventilation. The measurements and assessment shall be made in accordance with BS4142:1997.

In the interests of the amenity of surrounding occupiers

- 9) Development shall not commence until a drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

To ensure sustainable drainage and flood prevention in accordance with NRWLP policy Water 7 and GP5 of the UDP

- 10) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use' in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 11) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 12) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 13) No construction works shall begin until a Statement of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:
  - a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
  - b) measures to control the emissions of dust and dirt during construction;
  - c) location of site compound and plant equipment/storage;

- d) access to, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking)
- d) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of residential amenity of occupants of nearby property in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 14) Notwithstanding the approved details, before development is commenced full details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In order to meet the aims of adopted Leeds UDP Review (2006) policy T2 and T7A

- 15) Development shall not commence until details of works comprising reinstatement of the loading bay on Wellington St, including improvements to the City Connect cycle route along the Wellington St frontage, along with installation of short stay cycle parking and motorcycle parking, all shown in principle on drawing ref. 16-04913-2 at Wellington St and City Sq, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be fully implemented prior to occupation.

To ensure the free and safe use of the highway in accordance with adopted Leeds UDP Review (2006) policy T2.

### **CONDITIONS FOR MAJESTIC LISTED BUILDING APPLICATION 16/04914/LI**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.



- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) No external materials shall be used on the building until details and samples of that external walling or roofing material has been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) Prior to works commencing on site full details, to include materials, elevations and sections of the following shall be submitted to and approved in writing by the Local Planning Authority:
  - entrance steps
  - windows
  - external doors
  - external light fittings

These items shall then be constructed in accordance with the approved details and using the approved materials

In the interests of visual amenity in accordance with the objectives of the NPPF

- 5) Construction of any new terracotta block work shall not be commenced until a sample panel of the blockwork to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the details of the type, bonding and coursing of the block and colour and type of jointing material. The blockwork shall be constructed in strict accordance with the sample panel(s), which shall not be demolished prior to the completion of the development.

In the interests of visual amenity and to ensure that the blockwork harmonises with the elevations of the building.

- 6) No method of repairing any damaged terracotta blockwork shall be used on the building until a method statement for its reparation has been submitted to and approved in writing by the Local Planning Authority. No repair works shall take place to the building until a sample area of the building has been repaired in accordance with the approved method statement and approved in writing by the Local Planning Authority and the remainder of the damaged areas of the building shall be repaired using the approved methods.

In order to ensure that the building is appropriately repaired.

- 7) No demolition or development shall take place on site until the applicant, or their agents or successors in title, has secured the implementation of a programme of architectural and archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological/building recording consultant or organisation, in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority.

In the interests of the recording of this Grade II listed building.

- 8) The works of demolition and alteration to the interior and exterior of the listed building hereby permitted, shall not be undertaken before a contract for the carrying out of the refurbishment of the building has been let and a copy produced to the Local Planning Authority and planning permission has been granted for the refurbishment to which the contract relates. If this work is to be carried out on a phased basis then plans and a written statement detailing the extent of each of the phases shall be submitted to and approved in writing prior to the commencement of each phase and the relevant contract provided to the Local Planning Authority prior to the commencement of each phase.

To ensure the retention of important elements of the listed building and an orderly progress of work.

- 9) Notwithstanding the submitted plans hereby approved, full details of the new City Sq internal entrance area and the sections and materials to be used in the construction of the replacement proscenium arch feature, shall be submitted to and approved in writing by the Local Planning Authority. These items shall then be constructed in accordance with the approved details and thereafter retained on site.

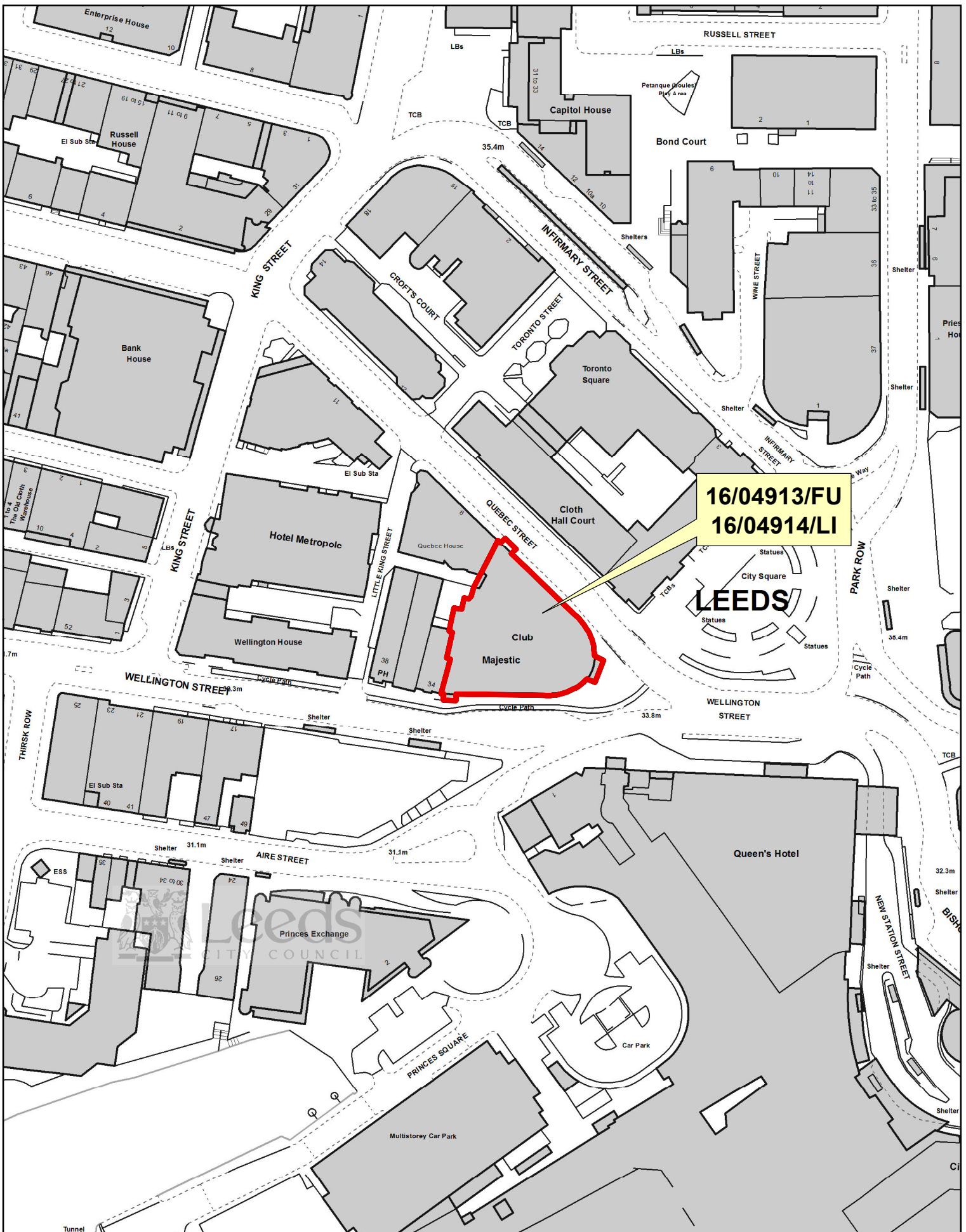
In order to protect the character of the interior of this Grade II listed building.

- 10) Notwithstanding the submitted plans hereby approved, details of the following internal features to be provided as part of the new internal light-well (remodelled Palm Court) to be inserted in the western side of the building shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - (i) Internal paint scheme to include sample and coloured elevations
  - (ii) Balustrading
  - (iii) Glazed dome and decorative surrounds
  - (iv) Flooring materials
  - (v) Underside of staircases and balconies

- (vi) Lighting
- (vii) Framing to full height glazing

These items shall then be constructed in accordance with the approved details and thereafter retained on site unless otherwise agree in writing by the Local Planning Authority.

In order to ensure the interior of the building is constructed to the highest possible standards in accordance with NPPF and Core Strategy objectives



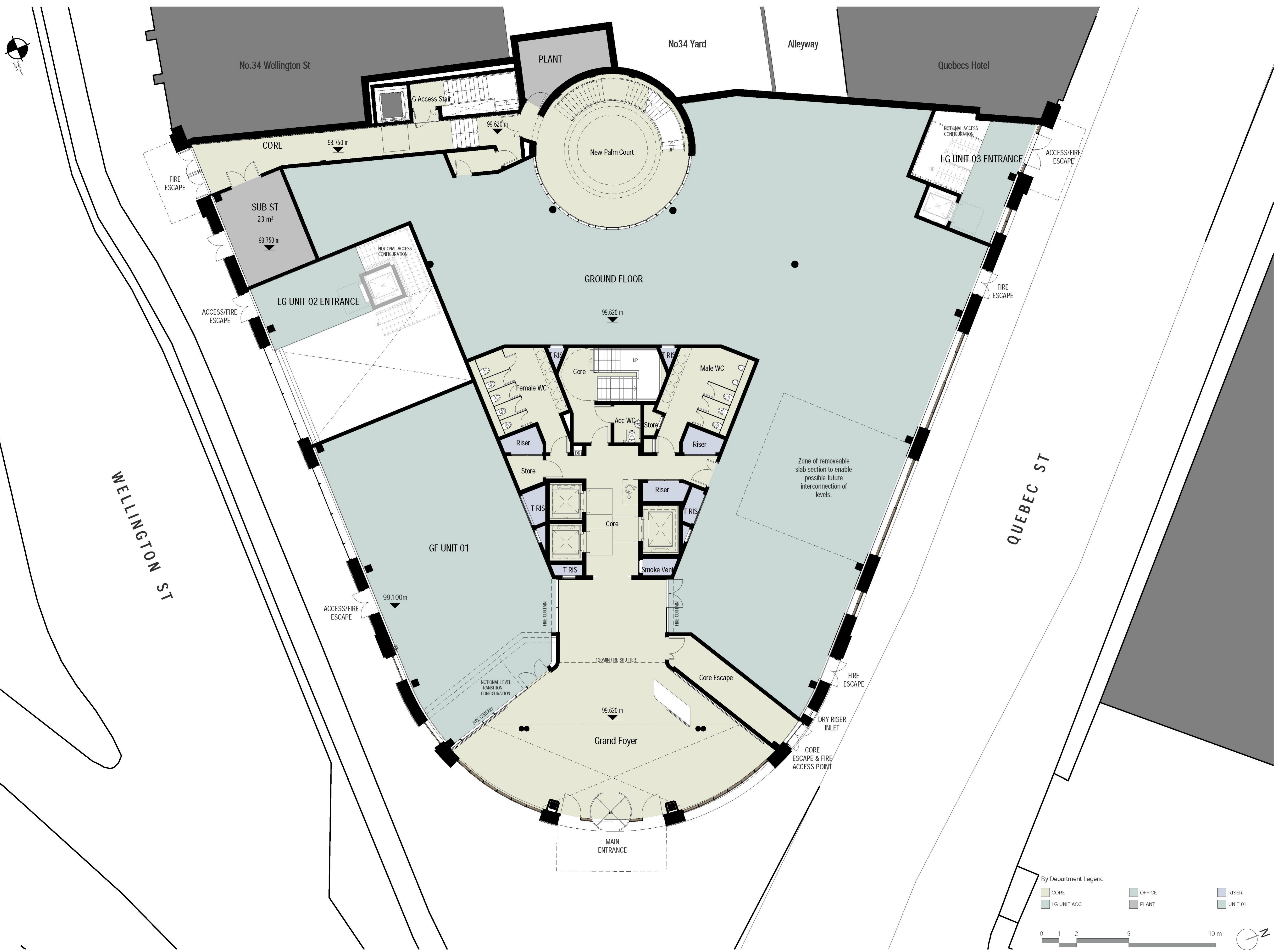
# CITY PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500





PLANNING

**DLA ARCHITECTURE**  
 www.dla-architecture.co.uk  
 55 St Pauls Street  
 LEEDS LS1 2TE  
 T: 0113 887 3100 E: info@dl-a-architecture.co.uk

**PROJECT**  
 The Majestic Leeds

**TITLE**  
 Proposed Ground Floor Plan

**SCALE**  
 1 : 100 @ A1

**DATE**  
 27/07/16

**DRAWN**  
 MJR

**REVIEWED**  
 RCT

**DRAWING NO**  
 2015-233\_202

**REVISION**  
 A

**FILE PATH**  
 C:\Revit\Local -\2015.233-XX-M3-AR-Majestic  
 B\_mark.redifam.rvt

By Department Legend

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<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3;"></span> LG UNIT ACC	<span style="display:inline-block; width:10px; height:10px; background-color:#f4cccc;"></span> PLANT	<span style="display:inline-block; width:10px; height:10px; background-color:#fce4d6;"></span> UNIT 01

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