



ECC Ref: 17/01340/FUL
Date: 02/11/2017

HISTORIC BUILDINGS AND CONSERVATION AREA ADVICE

Dear Sir / Madam,

**RE: 17/01340/FUL
28-30 TRINITY STREET, HALSTEAD, ESSEX, CO9 1JA**

Historic Buildings and Conservation Area Advice concerning an application for the change of use of building to C3 residential to provide seven one-bedroom flats together with internal and external alterations.

This application follows a successful application in 2015 (14/01599/FUL) to provide six one-bedroom flats together with ground-floor commercial space.

As stated by my predecessor in relation to the previous application, this building is the former Savoy cinema built in 1916. It is a major landmark in Trinity, at the southern entrance to the Halstead Conservation Area. Standing the equivalent of three storeys tall, the brick and stucco faced present a striking and eclectic mix of classical and baroque motifs. The building is an interesting example of an early cinema, a building type unknown before 1910. It retains its façade and shell intact, although the former has been unsympathetically painted and the latter apparently preserves no original features apart from a balcony and its general layout. Since 2009, it has been used as a children's play centre, a use that has now failed.

For the purposes of planning, the building is a non-designated heritage asset of some architectural and historic significance.

The main amendment to the previously approved scheme is the omission of the ground floor commercial unit and the addition of a one-bedroom dwelling unit. The acceptability of the scheme is dependent upon the quality of materials employed and their detailing.

I do not object to the proposed subject to the following:

- The existing unsympathetic colour scheme should be replaced with a more appropriate scheme. It was previously agreed that this should include the re-establishment of the 'Savoy' branding. Condition: Dwellings should not be occupied until details of all external decorative finishes have been submitted to and agreed in writing with the local planning authority.



- The brickwork and stucco shall be inspected and repaired as necessary to ensure its continued preservation. Condition: (1) Works shall not commence until a schedule of repairs has been submitted to and agreed in writing with the local planning authority. (2) The exterior brick and stucco shall not be cleaned until 150x150mm sample panel(s) demonstrating final surface finish(s) have been prepared and agreed in writing by the local planning authority.
- First and second floor windows on the principle façade shall be retained and repaired.
- The new ground floor window on the principle façade shall be to match those at first and second floor. Condition: (1) Works shall not be commenced until additional drawings that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such. (2) At the time of works, the new windows to the principle façade shall be in painted timber, single glazed and face puttied, and without trickle vents. The windows shall be permanently maintained as such.
- Condition: Works shall not be commenced until samples of the materials to be used on the external finishes have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'NPage', written in a cursive style.

Nicolas Page BA (Hons) MA
Historic Buildings Consultant

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter