



Report to Planning Committee 7 August 2025

Business Manager Lead: Oliver Scott – Planning Development

Lead Officer: Abbie Arestis – Planner (Conservation)

Report Summary			
Application No.	25/00877/LBC		
Proposal	Internal and external refurbishment and repairs works, including new LED lights to the auditorium stairs.		
Location	Palace Theatre 16 - 18 Appleton Gate Newark On Trent NG24 1JY		
Applicant	Newark and Sherwood District Council	Agent	Studio-G Associates Ltd - Miss Yasmin Kelly
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage		
Registered	27 May 2025	Target Date Extension of Time	22 July 2025 8 August 2025
Recommendation	Approval		

This application is being referred to the Planning Committee for determination as the property is in Newark & Sherwood District Council ownership.

1.0 The Site

- 1.1 The application site comprises The Palace Theatre situated on Appleton Gate. The 2-storey building is connected by a modern extension to the Grade II* National Civil War Centre, which provides interconnecting services. The Palace Theatre is Grade II listed and is situated in Newark Conservation Area.
- 1.2 The site has the following constraints:
- Newark Conservation Area
 - Listed Buildings (Grade II, listing ref: 1215678)

2.0 Relevant Planning History

- **25/00538/LBC (Permitted)** - Upgrade 8no doors to FD60 fire doors - Provide bespoke security shutters to 2no doors - upgrade internal and external CCTV with additional cameras - provide additional external security lighting - provide improved means of escape from the Attic - conservation and repair of the front entrance.
- **25/00242/LBCLDC** (Certificate Issued) - Certificate of Lawfulness of proposed works to a listed building to construct a floor to ceiling timber stud wall
- **23/02073/LBC** (Permitted) - Proposed addition of 4 poster boards on the theatre frontage
- **23/01551/LBC** (Permitted) - Attachment of steel truss to existing roof truss and drill holes to plasterwork ceiling for cables for lighting rig.
- **15/00167/LBC & 15/00166/FUL** (Permitted) - Integration of front of house areas of the Palace Theatre with the National Civil War Centre. Enhancing of the existing Box Office, Foyer, Function Room, Bar area and WCs. Improvement of catering facilities.

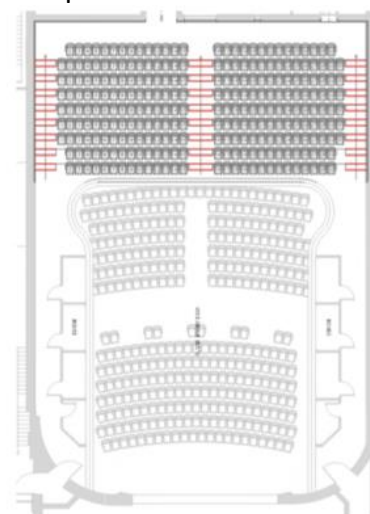
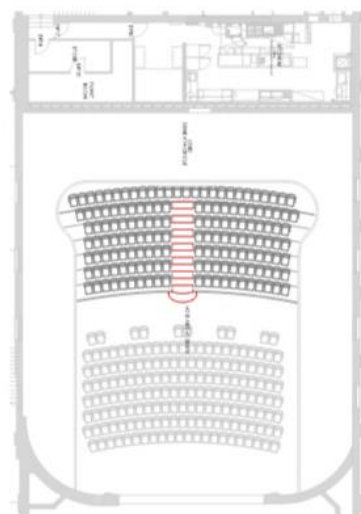
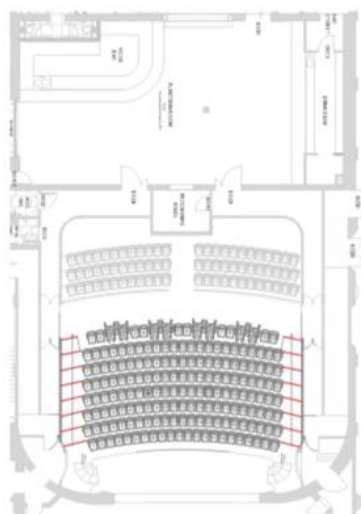
3.0 The Proposal

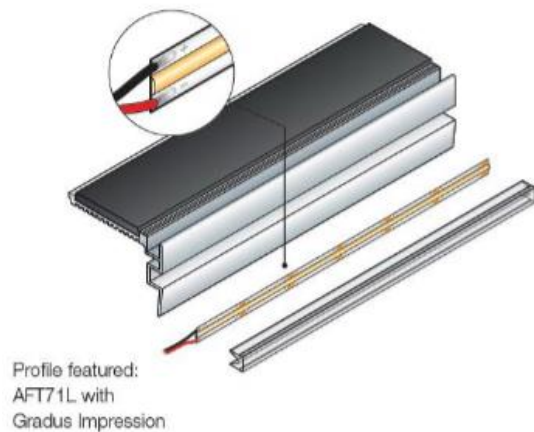
3.1 The application seeks listed building consent for internal and external refurbishment and repair works in addition to installing new LED lights to the auditorium stairs. Initially the application also included new handrails to be provided within the theatre auditorium but this has now been removed from the description of works for this application and will be for consideration at a later date.

3.2 The proposed works comprise:

- Auditorium works – replacement LED stair nosing;
- Back of Stage – replacement flooring and internal walls to be re-painted;
- Security Door Upgrades and external redecoration and repair works;

3.3 Auditorium: Lighting works comprise removing the existing nosing strips to the steps (retain carpet and install new LED dimmable lighting to step nosing on walkway areas – as outlined in red on the floor plans below.





Up & Forward

Aluminium

Applicable to:
ATF71L

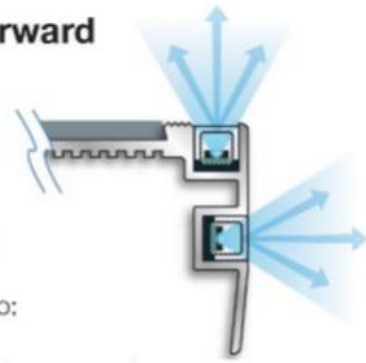
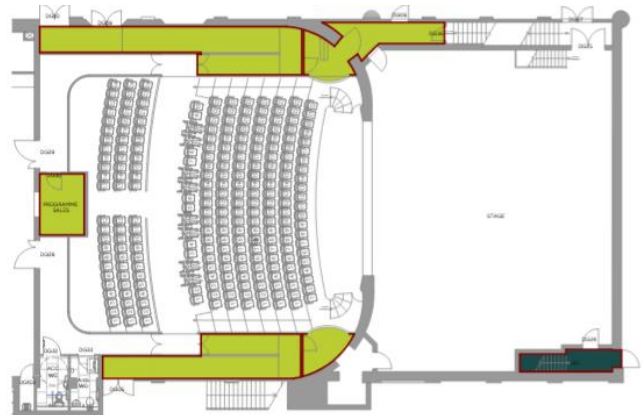


Image above depicts typical example of LED Step Lighting by Gradus showing Aluminium Profile ATF71L lighting position and direction

- 3.4 Back of stage: The red lines denote the internal walls to be re-painted (in breathable finish, colour to match existing), the light green denotes new vinyl flooring (details to be agreed) to match existing areas covered by vinyl floor coverings or existing painted concrete floors to be laid and the dark green denotes the laying of new carpet tiles (details to be agreed) to match existing areas covered in carpet. Other repairs as necessary to these areas include filling, raking out, sanding down, replacement of rotten or missing timber skirtings/architraves and generally making good. Backstage doors internally to be painted a new colour (details to be agreed). All other paintwork is to match the existing colours.



**Backstage Flooring & Decoration - Proposed Basement
Floor Plan**
1:100



**Backstage Flooring & Decoration - Proposed Ground
Floor Plan**
1:100

- 3.5 Security door upgrades and external works: 9 existing external doors (including the two main front doors) are proposed to have additional internal security fitted (new internal locks and a top and bottom heavy duty brass bolt on each leaf to be bolted to the frame above and floor below where necessary and the fire doors (DG06, DG09 and DG10 in the side elevations) to be overlaid internally with aluminium checker plate). All internal doors to be repainted the same colour as existing (other than internal doors Back stage). External redecoration and minor repair works to include external joinery (timber doors/window frames), fascia boards and soffits, rainwater goods

repair, appropriate treatment of damp and re-painting external wall surfaces and external joinery in colour to match the existing colours.

3.6 Documents assessed in this appraisal:

- Application Form – received 27th May 2025
- Heritage Impact Assessment inc Design and Access Statement – received 27th May 2025
- Plans (25013 SGA 20 ZZ DR A 30200 REV P1, 25013 SGA 20 ZZ DR A 30202 REV P1, 25013 SGA 20 ZZ DR A 30203 REV P1, 25013 SGA 21 ZZ DR A 30204 REV P1) – received 27th May 2025
- Correspondence from agent – received 10th July 2025
- Correspondence from applicant to change description – received 10th July 2025
- Backstage Decor – received 3rd July
- Schedule of Repair Works – received 7th July 2025

4.0 Departure/Public Advertisement Procedure

4.1 Occupiers of 5 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

4.2 A site visit was undertaken on 2nd July 2025.

5.0 Planning Policy Framework

5.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') provides a presumption in favour of the preservation of Listed Buildings and preservation or enhancement of the character and appearance of Conservation Areas.

5.2. The Courts have accepted that Section 54A of the Town and Country Planning Act 1990 does not apply to decisions on applications for Listed Building Consents, since in those cases there is no statutory requirement to have regard to the provisions of the development plan. However, Local Planning Authorities are required to be mindful of their duty under the legal framework in determining such matters, i.e. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and take account of the following other material considerations:

- National Planning Policy Framework 2024 (as amended Feb 2025)
- Planning Practice Guidance (online resource)
- Historic England (2016) Making Changes to Heritage Assets: Advice Note 2

5.3. Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Core Policy 14 – Historic Environment

5.4. Allocations & Development Management DPD (2013)

DM9 – Protecting and Enhancing the Historic Environment

- 5.5. The [Draft Amended Allocations & Development Management DPD](#) was submitted to the Secretary of State on the 18th January 2024 and completed its Examination in November 2024. This is therefore at an advanced stage of preparation albeit the Inspector's report is still awaited. There are unresolved objections to the amended versions of policy DM9 emerging through that process, and so the level of weight to which that proposed new policy can be afforded is currently limited. As such, the application has been assessed in-line with policies from the adopted Development Plan.

6.0 Consultations and Representations

Please Note: Comments below are provided in summary - for comments in full please see the online planning file.

Statutory Consultations

- 6.1. None.

Town/Parish Council

- 6.2 Newark Town Council - No objection.

Non-Statutory Consultations

- 6.3 Theatres Trust have stated that they broadly support the principle of the proposal but proper explanation and analysis of works in heritage terms have been suggested.
- 6.4 No representations have been received from any third party or local resident.

7.0 Comments of the Business Manager – Planning Development

- 7.1. The key issue is:
- Impact on the special historic and architectural interest of the listed buildings and the wider historic environment
- 7.2. The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 'Presumption in Favour of Sustainable Development' of the Allocations and Development Management DPD.
- 7.3. As the application concerns designated heritage assets comprising listed buildings, section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act')

is particularly relevant. Section 16(2) requires the decision maker in considering whether to grant listed building consent for any works, 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.*”

- 7.4. Core Policy 14 of the Amended Core Strategy states that the District Council will seek to secure the continued conservation and enhancement of the character, appearance and setting of the District’s heritage assets and historic environment, in line with their identified significance as required in national policy. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of the designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be) and this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Policy DM9 of the Allocations and Development Management DPD states that all development proposals concerning heritage assets will be expected to secure their continued protection and enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located and reinforce a strong sense of place. In Conservation Areas development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with CP14.
- 7.5. The importance of considering the impact of new development on the significance of heritage assets is expressed in Part 16 of the NPPF. Paragraph 8 of the Framework states that protecting and enhancing the historic environment is part of achieving sustainable development.

Summary of Significance of Heritage Asset(s)

- 7.6. The Palace Theatre (Grade II) was built in 1920 for Miss Emily Blagg, known for being a lady builder. The building was altered in the mid-20th century and was again altered and restored in 1988. The building is of 2-storeys and constructed of brick with a stucco front façade and stucco dressings. There are hipped and mansard slate roofs as well as artificial slate roofs. The main entrance has a dentilled cornice and 2 square piers. Round towers with cupolas and onion domes are situated on the 3 corners located at the front of the building, visible from the main street. The building houses a theatre and 2 shops, with wooden shopfronts set on the street. The significance of the building is derived from its architectural features and detailing, historic association with Emily Blagg, and its historic and continued use as a theatre.
- 7.7. The Palace Theatre makes a positive contribution to the significance of Newark Conservation Area and is used by the local and wider community, maintaining its use as a working theatre.

Impact on the special interest of the Listed Building

New LED Nosings to auditorium stairs

- 7.8. The proposal would involve installing LED nosings to the auditorium stairs. While it is acknowledged that these would be a modern feature which would not be typically seen within a historic theatre, there are existing nosings within the stairs and the LED lighting would sit in place of these, in the exact same location. The LED lighting has been specified as 'Gradius Impression LED lighting system' which would have a dimmable, dual-white LED tape. Therefore, the level of the lighting could be controlled, and it would not be permanently turned on.
- 7.9. The electrical wires would be inserted into existing openings where it is hollow under the stage and would link up with the existing electrical equipment and wires used for the control panel, which is used for the existing lighting and technology of the auditorium. Thus, they would be inserted within existing conduit lines, which would involve limited intervention into the fabric of the stairs. The new LED nosings would also be reversible. As such, the LED nosings would cause no harm to the significance of the listed building.
- 7.10. The Palace Theatre is a working theatre with steep stairs which can prove challenging for members of the public. Therefore, the LED lights would be functional and provide a public safety benefit, which is necessary to ensure that the theatre can continue to be enjoyed by members of the public, as historically intended.

Internal Decoration Works to Back Stage Areas

- 7.11. It is proposed to make good (using an internal grade lime plaster in accordance with the submitted schedule of works) and repaint the back stage area, the internal walls to be cream as existing, the internal joinery to be painted in a new colour (details to be agreed). The proposal also includes inserting new carpet floor tiles following the removal of existing carpet in the same areas (details need to be conditioned) New vinyl floor coverings are also proposed following the removal of existing vinyl covered areas and the insertion of new vinyl coverings on existing painted concrete floors (details to be conditioned). Given the existing floor coverings in these areas, it is considered that the replacement with new would result in no harm to historic fabric and therefore the significance of the special interest of the Listed Building would be preserved. The proposed internal repairs/making good on a like for like basis and repainting to match the existing or a changed internal joinery colour would also not result in any harm to the designated heritage asset, subject to conditions.

External Security Door Upgrades

- 7.12. The proposal would involve upgrading the existing internal security to the external doors. The existing internal security to the doors has been identified as not being sufficient enough in a security audit undertaken by Newark and Sherwood District Council. The current internal security varies for each door, with push bar mechanisms, locks and bolts. The proposed works would include the installation of new internal thumbturn locks, as well as upgrading any existing bolts. Three of the doors are fire doors which are modern additions (DG06, DG09 and DG10). The fire doors are to be overlaid internally with aluminium checker plates which would provide additional security. The fire doors are not historic and are located backstage and only visible externally from the side and rear external elevations.

- 7.13 The majority of the doors are of little historic or architectural significance and as such, no harm would result. However, these increased security works are also proposed to the existing locking system of the doors of the main front entrance to the Palace Theatre which are important architectural features. There are currently both internal locks and bolts to the doors and these would be removed and reinstated once repaired, on a like for like basis.



As such, the proposed internal increased security measures to these doors would result in no harm to the architectural detailing. These works are required in combination with the display of valuable artefacts at the National Civil War Centre as there are access points between the two listed buildings. Therefore, the proposed improvements to the internal security of the external doors would create further protection to both listed buildings, which are used and enjoyed by the public.

External Repair and Renovation Works

- 7.14 It is also proposed to conduct repair works and minor redecoration to the exterior of the Palace Theatre, to match the existing. The proposed works would include minor repair works to include external joinery, rainwater goods repair, appropriate treatment of damp and re-painting surfaces in a colour to match the existing. The external joinery repairs would be carried out in accordance with details submitted within the Schedule of Works.

8.0 Implications

- 8.1. In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

8.2. Legal Implications - LEG2425/248

Planning Committee is the appropriate body to consider the content of this report. A Legal Advisor will be present at the meeting to assist on any legal points which may arise during consideration of the application.

9.0 Conclusion

- 9.1. In summary, the proposed works would cause no harm to the historic or architectural special interest of the Listed Building through the works proposed. In compliance with Section 16 of the Act, special regard should be given to the desirability of preserving the listed building. All the works would represent repairs and upgrading of decoration on a like for like basis which would have a neutral impact on significance.
- 9.2. As such, the proposed works would comply with the guidance within Section 16 of the NPPF and with the duty to preserve set out in S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is therefore recommended that the works be approved, subject to the conditions set out below.

10.0 Conditions

01

The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02

The works hereby approved, to conduct internal and external refurbishment and repairs works, including new LED lights to the auditorium stairs, shall be carried out in accordance with the following approved plans and associated documents:

- Application Form – received 27th May 2025
- Heritage Impact Assessment inc Design and Access Statement – received 27th May 2025
- Plans (25013 SGA 20 ZZ DR A 30200 REV P1, 25013 SGA 20 ZZ DR A 30202 REV P1, 25013 SGA 20 ZZ DR A 30203 REV P1, 25013 SGA 21 ZZ DR A 30204 REV P1) – received 27th May 2025
- Correspondence from agent – received 10th July 2025
- Correspondence from applicant to change description – received 10th July 2025
- Backstage Décor – received 3rd July
- Schedule of Repair Works – received 7th July 2025

Reason: To ensure that the works take the agreed form envisaged by the District Planning Authority when determining the application and thus result in a satisfactory form of works.

03

Prior to the installation of any new floor coverings and painting of internal doors in the back stage area as shown on the submitted plans, full details of the coverings and paint to be used shall be submitted to and approved in writing by the Local Planning Authority. Only the floor coverings and paint approved shall be installed and applied within the areas approved by this consent.

Reason: In order to preserve the special interest of the Listed Building.

Informatives

01

The Listed Building Consent is granted in strict accordance with the approved plans and specifications contained in this application. It should however be noted that:

- a) You and your agent or any other person responsible for implementing this consent should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter, as any unauthorised works undertaken could constitute a criminal offence under the Planning (Listed Building and Conservation Areas) Act 1990 and could be liable for enforcement action.
- b) The owner and/or developer is advised that the proposed works may require approval under the Building Regulations. Any amendments to the hereby permitted scheme that may be necessary to comply with the Building Regulations must also be approved in writing by the Local Planning Authority in order that any planning and listed building implications arising from those amendments may be properly considered.

02

Any damage caused by or during the course of the carrying out of the works hereby permitted should be made good within 3 months after they are complete. All new works unless specified on the approved plans and works of making good, whether internal or external, should be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

03

All repairs to windows, metalwork and plasterwork not otherwise identified and making good to the retained fabric shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance.

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 25/00877/LBC

