

<b>DECISION DATE</b> 25 March 2008	<b>APPLICATION NO.</b> 08/00138/DPA A21	<b>PLANNING COMMITTEE:</b> 11 March 2008
<b>DEVELOPMENT PROPOSED</b>  LISTED BUILDING APPLICATION FOR ROOF REPAIRS		<b>SITE ADDRESS</b>  OLD MAN'S REST RYELANDS PARK OWEN ROAD LANCASTER LANCASHIRE
<b>APPLICANT:</b>  Lancaster City Council Town Hall Lancaster		<b>AGENT:</b>  Capita Symonds

**REASON FOR DELAY**

N/A

**PARISH NOTIFICATION**

None

**LAND USE ALLOCATION/DEPARTURE**

The property is situated within Ryelands Park and is adjacent to a grade two listed building.

**STATUTORY CONSULTATIONS**

**Conservation Officer-** Involved at pre application stage - no objections

**OTHER OBSERVATIONS RECEIVED**

None

**REPORT**

The application has been brought before Committee Members as the subject property is in City Council ownership.

The property that is the subject of this application is a red brick under slate roof building which is situated in Ryelands Park, Lancaster. The property is in close proximity to Ryelands House which is a grade two listed building.

The application simply proposes to re-roof a single storey element of the building. The scheme will reuse existing slates where possible. It is also proposed to renew the timber fascia and rainwater goods. Lead flashings will be redressed using Ubbink (a lead flashing substitute) in order to prevent vandalism.

The scheme has been discussed with the Conservation Officer at pre application stage. It is considered that the proposed works will not be detrimental to the character or the setting of the nearby listed building.

In conclusion, this proposal will not adversely affect the character or the setting of the nearby listed building. The works are considered sympathetic and it is on this basis that Members are advised that this application can be supported.

### **HUMAN RIGHTS IMPLICATIONS**

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

### **RECOMMENDATIONS**

That **PERMISSION BE GRANTED** subject to the following conditions: -

1. Standard three year consent
2. Development as per approved plans
3. Details of Ubbink, timber facia and rainwater goods to be submitted
4. Slates to match existing