

<b>DECISION DATE</b> 7 April 2009	<b>APPLICATION NO.</b> 09/00017/LB A14	<b>PLANNING COMMITTEE:</b> 9 March 2009
<b>DEVELOPMENT PROPOSED</b>  CHANGE OF USE, REMEDIAL WORKS AND EXTENSION TO FARMHOUSE, FOLLY AND BARN TO CREATE AMENITY SERVICES FOR ADJACENT RESIDENTIAL DEVELOPMENT WITH ASSOCIATED EXTERNAL WORKS		<b>SITE ADDRESS</b>  PONTINS HOLIDAY CAMP CARR LANE MIDDLETON LANCASHIRE LA3 3LJ
<b>APPLICANT:</b>  PRV Middleton Towers In Administration		<b>AGENT:</b>  Mr S Dodds

**REASON FOR DELAY**

Not applicable.

**PARISH NOTIFICATION**

Middleton Parish Council - Observations awaited.

**LAND USE ALLOCATION/DEPARTURE**

Countryside area within the Lancaster District Local Plan.

**STATUTORY CONSULTATIONS**

Any representations from the Conservation interest groups will be reported at Committee.

**OTHER OBSERVATIONS RECEIVED**

A letter has been received from the secretary of the newly formed Middleton Towers Residents Association, which promotes the interests of people living on the site. It supports the proposal, as they want the community to grow and to be attractive to prospective new residents.

Any other representations received will be reported orally at Committee.

**REPORT**

This is the Listed Building application associated with application 09/00012/CU reported previously. Although the original developer commissioned a report on the three listed buildings, they had not taken any action to restore them at the time Prestigious Living went into administration. The applicants have started a programme of basic repair works to prevent further deterioration.

Full details of the listed buildings affected (all grade II) are as follows:

1. **The folly tower:** this is probably early 19th century. It consists of a two story tower with a taller narrower turret intersecting it on the south. It is built of sandstone rubble. It has first floor windows on the west side, which have been partly bricked up.
2. **The former farmhouse:** this building is constructed of rendered stone, with a slate roof. Parts of it date from the late 17th century but it has been altered and extended since, with an additional wing added in 1844. Notable features include some mullioned windows. The interior is currently in poor condition but there are some features which predate its use as a public house serving the holiday camp.
3. **The barn:** This is a large traditional stone farm building with a slate roof. The holiday camp used it as a bar and dance hall.

The alterations involved affect both the farmhouse and the barn. In both cases they will allow a sympathetic restoration of their external appearance, and provide an opportunity to safeguard their interior features. In the case of the barn there is a strong case for allowing part of the interior of the roof to be available for viewing from inside. This can be the subject of a condition.

The relevant "saved" policies in the Lancaster District Local Plan are E33 which states that proposals affecting a Listed Building which would have an adverse effect on its special architectural character or historic interest will not be permitted, and E34 which states that planning permission for appropriate new uses for Listed Buildings at risk may be permitted where this will secure the future of the building and retain its historical and architectural integrity.

No specific proposals are put forward for the folly tower. Relatively little work is required, but it is desirable that such repairs as are needed should be carried out before the other two buildings are brought into use. A condition is imposed to that effect on this application and the planning application.

The consultation period for this application does not expire until after the Committee meeting. It is therefore recommended that consideration of any late observations should be delegated to the Head of Planning Services.

## **HUMAN RIGHTS IMPLICATIONS**

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). 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 the application be delegated to the Head of Planning Services (for consideration of any further consultation responses) with a recommendation that **LISTED BUILDING CONSENT BE GRANTED** subject to the following conditions::

1. Standard Listed Building Consent
2. Development to be carried out in accordance with the approved plans.
3. Details and/or samples of materials to be agreed.
4. Eaves and verge details to be agreed.
5. Details of joinery for windows and doors to be agreed.
6. Details of mix for lime mortar to be agreed.
7. Interior layout of barn to allow open views of part of the roof structure.
8. Programme of works for the folly tower to be agreed and implemented before the farmhouse and barn are brought into use.