

<b>Agenda Item</b> A9	<b>Committee Date</b> 20 April 2009	<b>Application Number</b> 09/00106/LB
<b>Application Site</b> Greaves Park Bowerham Road Lancaster Lancashire	<b>Proposal</b> Listed building application for the erection of a two storey rear extension to form 11 bedrooms and internal alterations to form an additional 11 bedrooms in upper floors of existing building, alterations to car park layout and erection of retaining wall to the rear	
<b>Name of Applicant</b> Whitbread Group PLC	<b>Name of Agent</b> Cliff Walsingham and Company	
<b>Decision Target Date</b> 3 April 2009	<b>Reason For Delay</b> N/A	
<b>Case Officer</b>	Mr Martin Culbert	
<b>Departure</b>	N/a	
<b>Summary of Recommendation</b>	Approve	

## **1.0 The Site and its Surroundings**

- 1.1 The site is a large stone built former house located within the Greaves Park just to the south of Bowerham Road and the Pointer Roundabout. The building is a Listed Grade II structure dating from the 1840's, in the Jacobean Revival style and forms a large suburban villa of considerable presence, character and appearance. It is surrounded on all sides by wooded parkland with open boundaries and used as public amenity space. The site set well back off the surrounding roads, accessed from Bowerham Road via a long curving drive and is bounded on its northern side by a large car park. There are no immediate residential properties on the West Side of Greaves Road. The site is less than half a mile from the City Centre and has good public transport links.
- 1.2 The site is the subject of a Tree Preservation Order 242 (1996). The Listed Building is located within the Greaves Conservation Area and is within an area of Urban Greenspace and an Area of Key Urban Landscape.

## **2.0 The Proposal**

- 2.1 This application is for Listed Building Consent for the works discussed under application 09/00105/FUL which also appears on this Committee. The proposal is as described in the preceding report.

## **3.0 Site History**

- 3.1 The site history is as described in the preceding report.

#### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Statutory Consultee</b>	<b>Response</b>
English Heritage	No objections
County Archaeologist	No objection- condition re recording the building requested
Civic Society	No objection to the principle proposals but concerned about the detail of the design of the proposed extension

#### **5.0 Neighbour Representations**

5.1 One letter has been received objecting to the proposal on the grounds of potential high visibility signage, poor design, inappropriate construction, unsustainable based use, inappropriate budget use in high profile site, increased late night noise and disturbance, increased congestion and danger to children playing next to access.

#### **6.0 Principal Development Plan Policies**

6.1 Saved Lancaster District Local Plan Policies E35 (Conservation Areas and their Surroundings), E36 (Change of Use), E33 and E39 (Alterations and Extensions) and E24 (Listed Buildings at Risk) are of particular relevance to the consideration of this Listed Building application. The general thrust of these policies is to preserve and enhance the quality of both the built environment and to encourage the re-use of Listed Building where possible to secure their continued preservation.

#### **7.0 Comment and Analysis**

7.1 The key issue in terms of the Listed Building is the design of the extension and the re-use of the upper floors. With regard to the latter point, this is a critical issue because the upper floors of the building are currently seriously under used and deteriorating in condition at a considerable rate. It is considered therefore that a viable use must soon be found for this floorspace if the future of the building is to be secured. Therefore the proposals, which are considered to represent a viable hotel proposal, both in scale and form, would seem to be an ideal solution.

7.2 There are, at present, issues with the hipped roof form of this building. Revised proposals complete with parapetted gables (to reflect the design of the main building and address the concerns of the Civic Society) have been requested and are anticipated in time for committee. There are also some detailed issues surrounding the provision of plumbing services to/from some rooms but it is anticipated that these too will be addressed in the revisions prior to the meeting.

#### **8.0 Conclusions**

8.1 Subject to the receipt of satisfactory amended proposals as described above to satisfy the design issues, the proposal can be supported.

#### **Recommendation**

That Listed Building Consent **BE GRANTED** subject to the following conditions:

1. Standard Full Permission
2. Amended Plans
3. Development in accordance with approved plans
4. Samples of stone and slate to be agreed
5. Details of the stonework coursing, painting, heads, sills, jambs, quoins, retaining wall and copings to be agreed.
6. Details of the roof eaves, verges, ridges, flashings and rainwater goods to be agreed.

7. Details of the windows and doors including external reveals and finishes to be agreed.
8. Full details of all works to the interior and exterior of the Listed Building including a written schedule of works to be agreed.
9. Archaeological record of the existing building to be agreed.
10. Details of cycle parking to be agreed.
11. Detailed method statement for all works in proximity of trees to be agreed
12. Protective barrier fencing to be provided
13. No site fires
14. No cement wash out areas within 15 m of trees
15. Details of landscaping to be agreed
16. Unexpected contamination to be reported, investigated and remediated.

### **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude 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.

### **Background Papers**

1. None