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| Agenda Item A13 | Committee Date 11 May 2009 | Application Number 09/00124/CON |
| Application Site Land And Buildings At Former British Waterways Depot Aldcliffe Road Lancaster Lancashire | | Proposal Conservation Area Consent for demolition of various buildings |
| Name of Applicant H2O Urban LLP And British Waterways | | Name of Agent |
| Decision Target Date 9 April 2009 | | Reason For Delay To be considered alongside planning application 09/00123/FUL. |
| Case Officer | | Mrs Jennifer Rehman |
| Departure | | None |
| Summary of Recommendation | | Consent to be granted |

1.0 The Site and its Surroundings

- 1.1 This application relates to the British Waterways site, located on the south side of Lancaster Canal within the Aldcliffe Conservation Area accessed via the listed Basin Bridge. A more detailed report of the sites surroundings is provided in the report to planning application 09/00123/FUL, which is included in this committee agenda.

2.0 The Proposal

- 2.1 Conservation Area Consent is sought for the total demolition of various buildings at the British Waterways Site. These buildings comprise of a 1960s dormer bungalow, two small masonry buildings and open framed timber sheds.
- 2.2 The 1960s dormer bungalow is located in the centre of the site with a small area of domestic curtilage enclosing the property. This building occupies a prominent position fronting Lancaster Canal. The two smaller buildings sit against the southern boundary of the site and the timber framed shed located at the rear of the eastern yard behind the listed 'Old Blacksmiths' complex.

3.0 Site History

- 3.1 The relevant site history is presented in the report to planning application 09/00123/FUL.

4.0 Consultation Responses

4.1 The following responses have been received from statutory consultees:

| Statutory Consultee | Response |
|--|--|
| English Heritage | No comments – The application should be determined in accordance with national and local policy guidance, and on the basis of the Councils specialist conservation advice. |
| County Archaeologist | No objections: No formal archaeological excavation is necessary. Similarly, given the listed buildings shall be retained and that there are very few significant interior features, no further building recording is considered necessary. |
| Council for British Archaeology | No objections to the demolition of the bungalows and other buildings on the site. |
| Civic Society | Raise no objections to the demolition of the bungalow and other structures on the site. |

5.0 Neighbour Representations

5.1 All representations are discussed in the report to planning application 09/00123/FUL.

6.0 Principal Development Plan Policies

6.1 Lancaster District Local Plan – adopted 2004 – Policy E37 is the only relevant policy.

Policy E37 deals with the demolition of buildings within conservation areas. This policy states that the total or substantial demolition of unlisted buildings will only be permitted where it does not make a positive contribution to the architectural or historic interest of a conservation area. It also states that any redevelopment which would produce substantial benefits for the community would outweigh the loss resulting from demolition.

7.0 Comment and Analysis

7.1 The buildings proposed for demolition have been described in the submitted Heritage Assessment to have either ‘no’ or ‘low’ significance value. The bungalow and one of the small stone buildings located opposite the site entrance is considered to have ‘no significance’ and the other buildings located in the eastern yard to have ‘low significance’. Subsequently, these buildings do not make a positive contribution to the character and appearance of the conservation area.

7.2 The demolition of these unlisted buildings and structures within the site shall facilitate its redevelopment, which is proposed under planning application 09/00123/FUL and various listed building applications. These existing buildings have no significant architectural or historic merit to warrant their retention. The existing bungalow is an unsightly 20th century building located in a prominent and central position within the site. The removal of this structure will facilitate the internal road layout, proposed under planning application 09/00123/FUL, to serve the new townhouses and the converted Packet Boat House.

7.3 The small building at the entrance is a stone under slate construction of little importance to the heritage of this site. This shall be removed to facilitate an external bin store, which shall be enclosed by a stone wall (subject to details) and an internal turning head. The removal of this building raises no significant planning concerns.

7.4 The timber framed sheds in the eastern yard are hidden behind a group of listed buildings and offer no significant importance within this site. They consist of a number of connected small timber framed storage sheds originally built for storage and covered working. The Heritage Statement states that there is evidence to indicate that some form of building has been present in this location since the late 1800s; however the existing structures date from various times during the 20th century. The construction and use of materials to these buildings do not represent the form and heritage of surrounding buildings and are not suitable for conversion.

In this case, their demolition would not compromise the special character and appearance of the conservation area.

8.0 Conclusions

- 8.1 It is considered that the loss of the buildings identified for demolition and the redevelopment of the site will enhance the character and appearance of the conservation area. The proposal for demolition fully accords with Policy E37 of the Local Plan. As such, Members are advised that Conservation Area Consent can be supported.

Recommendation

That Conservation Area Consent **BE GRANTED** subject to the following conditions:

1. Standard 3 year time limit condition
2. The stone forming part of the Building J, as identified in the Heritage Statement, to be removed, stored, protected and preserved to be used in the construction of the external refuse enclosure permitted under planning application 09/00123/FUL.

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