

<b>Agenda Item</b> A13	<b>Committee Date</b> 8 June 2009	<b>Application Number</b> 09/00378/LB
<b>Application Site</b> West Lindeth House, 2 Stankelt Road, Silverdale		<b>Proposal</b> Listed Building application for the resiting of the existing gate pillars on the north side of access and adjustment of associated stone wall with reduced height
<b>Name of Applicant</b> Mrs B Lord		<b>Name of Agent</b> Barden Planning Consultants, 130 Highgate, Kendal LA9 4HE
<b>Decision Target Date</b> 19 June 2009		<b>Reason For Delay</b> Not applicable
<b>Case Officer</b>		Peter Rivet
<b>Departure</b>		No
<b>Summary of Recommendation</b>		Approval

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

1.1 This application is associated with applications 09/00371/CU and 09/00377/OUT, reported previously. The gate piers at the Lindeth Road entrance to the West Lindeth site are listed grade II and consequently an additional application is required to cover their relocation.

### **2.0 The Proposal**

2.1 The intention is to move one of the gate piers approximately 1m further north, with alterations to the associated boundary wall, in order to widen the site access.

2.2 The listing description refers to a "Pair of gate piers, mid 19<sup>th</sup> century. Limestone. Fluted Greek Doric Columns, truncated and standing on square blocks. Capitals and conical blocks". The house at West Lindeth is attributed to the Kendal architect George Webster and it is likely that the gate piers are contemporary with the house.

### **3.0 Site History**

3.1 See applications 09/00371/CU and 09/00377/OUT.

### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Consultees</b>	<b>Response</b>
Silverdale Parish Council	See 09/00377/OUT.
Arnside/Silverdale AONB Office	Note that the house is believed to be the work of George Webster - of Kendal - see letter dated 21 May 2009.

County Council highways	No objections, as the proposal would be likely to reduce rather than increase the number of trips to the site and the applicant proposes to improve the site entrance. Ideally they would like improved visibility both sides of the site entrance. Conditions should be attached to any consent requiring the provision of the improved site access, turning spaces within the site, off street parking spaces. They draw attention to the public footpath adjoining the site.
Conservation Officer	No objections subject to a method statement for the operations involved being agreed beforehand, and to the mortar used in the construction of the replacement wall being the same as for the existing structure.

## **5.0 Neighbour Representations**

5.1 See applications 09/00371/CU and 09/00377/OUT.

## **6.0 Principal Development Plan Policies**

6.1 "Saved" policy E33 of the Lancaster District Local Plan protects listed buildings from unsympathetic alterations.

## **7.0 Comment and Analysis**

7.1 The proposal as submitted will retain the character of the existing entrance on to Lindeth Road; the only difference is that it will be wider.

7.2 The existing gates between the two piers are modern ones of no special interest. The plans submitted make no specific proposal for its replacement. Since the intention is that the access should be shared by five different households, it will be better from a highway safety point of view to leave the entrance un gated.

## **8.0 Conclusions**

8.1 It is recommended that the proposal should be supported.

## **Recommendation**

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

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Method statement for removal and re-erection of the entrance pier to be agreed.
4. Details of mortar used in wall to be agreed.

## **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**

Letter from the Arnside/Silverdale AONB Manager dated 21 May 2009.