

<b>Agenda Item</b> A14	<b>Committee Date</b> 7 December 2009	<b>Application Number</b> 09/00953/CON
<b>Application Site</b> Transit Shed, East Quay Victoria Terrace Glasson Dock Lancashire		<b>Proposal</b> Conservation area consent for the demolition of existing building
<b>Name of Applicant</b> Mrs Helen Loxam		<b>Name of Agent</b>
<b>Decision Target Date</b> 23 November 2009		<b>Reason For Delay</b>  <b>Committee Cycle</b>
<b>Case Officer</b>		Petra Williams
<b>Departure</b>		No
<b>Summary of Recommendation</b>		Approve

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

- 1.1 The site that forms the subject of this application is a small, modern transit shed which is situated on the East Quay at Glasson Dock.
- 1.2 The shed is used by bulk tipping vehicles in association with the storage and distribution
- 1.3 Although the site is within the Glasson Dock Conservation Area the building is not considered to make any architectural contribution to the area.

### **2.0 The Proposal**

- 2.1 The application is for Conservation Area Consent to demolish an industrial/storage building at Glasson Dock. It is necessary in order to allow the erection of a slightly larger building. The proposed demolition will not impact unduly on the character of the conservation area.
- 2.2 Planning permission is not required for a replacement building under the **GPDO 1995, schedule 2, part 17, Class B.**

### **3.0 Site History**

- 3.1 None relevant

## **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Statutory Consultee</b>	<b>Response</b>
<b>Archaeology</b>	<b>No archaeological comments to make</b>
<b>Parish Council</b>	<b>No comments received</b>

## **5.0 Neighbour Representations**

5.1 Concerns and objections have been raised by three neighbours of the site regarding the new building and the noise and disturbance which may be caused by its use.

5.2 As mentioned above the replacement building can be erected under permitted development rights

## **6.0 Principal Development Plan Policies**

6.1 Saved Policy E 37 relates to demolition within conservation areas. In determining applications for demolition within such areas the City Council will consider what significant architectural and historical contribution the building makes to the conservation area.

## **7.0 Comment and Analysis**

7.1 Concerns have been raised by neighbours regarding the use of the new building relating to increased traffic movements and noise. However this is not a consideration of the application as the new building can be erected under the permitted development rights of the Port Commission.

## **8.0 Conclusions**

8.1 The existing transit shed makes no architectural contribution to the surrounding conservation area and this application for Conservation Area Consent for demolition is therefore recommended for approval.

## **Recommendation**

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

1. Standard time limit
2. Hours of site clearance restriction

## **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