

Agenda Item A13	Committee Date 19 September 2011	Application Number 11/00605/LB
Application Site 15 King Street, Lancaster. Lancashire	Proposal Listed Building application for demolition, re-building and refurbishment works in connection with change of use of upper floors to student accommodation and retention of ground floor retail (A1) unit	
Name of Applicant Mr Yusuf Musa	Name of Agent Mr Richard Parker	
Decision Target Date 29 August 2011	Reason For Delay Committee Cycle	
Case Officer	Mr Ian Lunn	
Departure	No	
Summary of Recommendation	Approval	

1.0 The Site and its Surroundings

- 1.1 The building the subject of this application is a grade II Listed three storey end terraced property constructed of natural stone and slate. It is located approximately 40 metres north of the junction of King Street and Windyhill on land forming part of Lancaster City Centre and a Conservation Area. The building is currently vacant but was apparently last used as a shop at ground floor level with storage space at first and second floor levels.

2.0 The Proposal

- 2.1 A planning application (11/00604/CU) is currently before Members seeking planning permission to use the first and second floors of this building as student accommodation whilst retaining the ground floor as a retail shop. This application seeks Listed Building Consent for the proposed conversion works.
- 2.2 For Members information, the building is deemed to be structurally unsound and dangerous and emergency remedial works are required in order to ensure that it does not collapse. To this end part of the building is currently being demolished and rebuilt in advance of receiving planning permission and Listed Building Consent. These works are being monitored by the Council's Building Control Service and Conservation Team.

3.0 Site History

- 3.1 None

4.0 Consultation Responses

- 4.1 None

5.0 Neighbour Representations

5.1 None received

6.0 Principal Development Plan Policies

6.1 Government Policy

PPS5 ('Planning for the Historic Environment') sets out the Government's planning policies on the conservation of the historic environment.

6.2 Lancaster District Local Plan

Saved Policy **E33** states that proposals to alter Listed Buildings will not be permitted where they would adversely affect the character of the building or its surroundings.

6.3 Lancaster District Core Strategy

Policy **SC5** essentially seeks to achieve high quality development.

7.0 Comment and Analysis

7.1 Full Planning Application

The accompanying full planning application (Ref: 11/00604/CU), which also appears on this Committee Agenda, details the planning considerations in this case. The Listed Building application considers the impact upon the heritage assets.

7.2 Heritage Assets

The conversion works essentially involve the demolition and rebuilding of part of the building in the same/matching materials, alterations to the shop frontage and fenestration, the installation of replacement rainwater goods, and the removal of existing signage. The Council's Conservation Team consider that these works will essentially retain the character of this Listed Building but have requested conditions in order to control the fine detailing. Conditions to this end are therefore recommended.

7.3 The resultant building, completed in accordance with the details submitted and the other matters required by planning condition, will ensure that it complements the Conservation Area and other buildings of historic importance within the vicinity.

8.0 Planning Obligations

8.1 None.

9.0 Conclusions

9.1 The proposal is considered to be acceptable subject to conditions.

Recommendation

That **LISTED BUILDING CONSENT BE GRANTED** subject to the following conditions:-

- 1) Development to be in full accordance with Approved Plans
- 2) Submission of corbel, fenestration, shop frontage, rainwater goods, vents, roof repair and external treatment details
- 3) Re-use of existing/use of matching walling and roofing materials
- 4) Pointing details
- 5) List of Approved Plans

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

None.