

<b>Agenda Item</b> A9	<b>Committee Date</b> 8 January 2018	<b>Application Number</b> 17/01193/LB
<b>Application Site</b> Ashton Memorial Williamson Park Wyresdale Road Lancaster	<b>Proposal</b> Listed building application for the installation of a replica chandelier to the first floor gallery	
<b>Name of Applicant</b> Ms Sarah Price	<b>Name of Agent</b> Lancashire County Council	
<b>Decision Target Date</b> 10 January 2018	<b>Reason For Delay</b> N/A	
<b>Case Officer</b>	Mrs Kim Ireland	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

**(i) Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the application site is owned by Lancaster City Council, and as such the application must be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

1.1 Ashton Memorial (a Grade I Listed building) is located in Williamson Park (a Grade II Listed Registered Park and Garden, and Conservation Area) on the east side of Lancaster. It is a prominent landmark building situated on top of a hill affording views in all directions. It was built between 1905 and 1909 in memory of Lord Ashton's second wife, and was listed in 1953. The Ashton Memorial is a landmark building in the vicinity of Lancaster, visible from passing vehicles on the M6 as well as from the city of Lancaster and beyond to Morecambe and its bay. From these vantage points its impressive copper covered roof and Portland stone elevations are prominent. It is in the ownership of Lancaster City Council.

**2.0 The Proposal**

2.1 The application seeks Listed building consent for the restoration and replacement of the chandelier located to the first floor gallery. This includes lowering an existing winched mechanical fixing from the space above the upper domed ceiling and attaching and locking the proposed replacement chandelier into position.

2.2 The original chandelier to the first floor gallery was damaged/destroyed by fire in the 1970s. The replacement will be made up of 12 lamp brass pendant type chandelier that is approximately 17.5m in diameter.

**3.0 Site History**

3.1 There are a number of Listed building consents which relate to the Ashton Memorial, the most recent application is listed below:

Application Number	Proposal	Decision
16/00824/LB	Listed building application for internal repair works to dome	Approved

#### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory and non-statutory consultees:

Consultee	Response
Conservation Officer	<b>No objections</b> subject to a condition regarding the ceiling bracket finish is to match that of the existing ceiling bracket to the ground floor, i.e. polished brass.
Historic England	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.
Victorian Society	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.
Twentieth Century Society	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.
Society for the Protection of Ancient Buildings	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.
Ancient Monuments Society	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.
Georgian Society	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.
Council for British Archaeology	<b>No comments</b> at the time of compiling this report. Any comments will be verbally reported.

#### **5.0 Neighbour Representations**

5.1 No representations have been received.

#### **6.0 Principal National and Development Plan Policies**

##### 6.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles

Paragraphs 67 and 68 – Requiring Good Design

Paragraphs 131 to 134 – Conserving and Enhancing the Historic Environment

##### 6.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

- (i) The Strategic Policies and Land Allocations DPD; and,
- (ii) A Review of the Development Management DPD.

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2017, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

### 6.3 Development Management DPD

**DM30** – Development affecting Listed Buildings

**DM31** – Development affecting Conservation Areas

**DM35** – Key Design Principles

### **7.0** Comment and Analysis

7.1 The key issue to consider in determining this Listed building application is whether the proposal is considered acceptable in terms of its impacts upon the historic fabric and architectural merit of the Grade I Listed building.

7.2 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30 and DM31.

7.3 The proposed chandelier will be attached to an existing winch that is located within the upper domed ceiling of the Ashton Memorial. It is considered that this will have a neutral impact to the fabric of the heritage asset. A significant amount of care and attention will be required to install the plate into position, which will abut the ceiling to avoid damage to the surrounding plasterwork during the installation process.

7.4 The proposed chandelier has been designed using a historic photograph of the previous chandelier that hung within the space to the first floor and replicating the existing chandelier to the ground floor. The re-introduction of the chandelier to the first floor will impact on people's interaction with the building and will change the aesthetic of the space. It is considered that this has the potential to provide an enhancement within the building and the public benefit of this provision is believed to be positive.

### **8.0** Planning Obligations

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

### **9.0** Conclusions

9.1 In conclusion, this proposal does not adversely affect the character of the Listed building and will install a replica chandelier to replace the original chandelier that was damaged/destroyed by fire. The re-introduction of the chandelier has the potential to provide an enhancement to the building, which is thought to be a positive public benefit. It is on this basis that Members are advised that this application can be supported, subject to a condition to ensure that the ceiling bracket is finished to match that of the existing ceiling bracket of the ground floor.

### **Recommendation**

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

1. Standard Listed Building time limit
2. Development to accord to approved plans
3. The ceiling bracket finish is to match that of the existing ceiling bracket to the ground floor.

## **Background Papers**

None