

Agenda Item	A12
Application Number	22/01571/FUL
Proposal	Installation of replica hoist and explanatory plaque to the front elevation
Application site	14 Damside Street Lancaster Lancashire LA1 1PB
Applicant	K Smith
Agent	HPA Chartered Architects
Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, the application has been submitted by Lancaster City Council as part of the ongoing works within the Heritage Action Zone and, as such, the application is referred to the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The site relates to a three storey mid-terraced property, located on the north side of Damside Street within the city centre of Lancaster. It has a commercial use on the ground floor, with a residential use above and is constructed of sandstone under a slate roof. The site is located within Lancaster Conservation Area and within the Lancaster High Street Heritage Action Zone.

2.0 Proposal

2.1 Planning permission is sought for the installation of a replica hoist to the front of the building. It would be sited adjacent to a second floor window and be of a timber construction with steel bands and a metal hook. The hoist would be just over 1.5 metres high and would project just over 1 metre from the front elevation. The proposal also includes reference to an explanatory plaque, to explain the heritage of the building and its role as part of Lancaster's industry, although this does not require planning permission or advertisement consent in its own right.

3.0 Site History

3.1 The most relevant history is set out below. This relates to the redevelopment of the adjoining property and site and included the change of use of the upper floors of this building to student accommodation, the installation of a new shop front and alterations to the front elevation. The

development has been mostly undertaken, although the shop front has not yet been installed to this property, although works appear to be in progress.

Application Number	Proposal	Decision
22/01294/NMA	Non material amendment to planning permission 17/01563/FUL to alter the shop front	Approved
17/01563/FUL	Demolition of existing building and erection of three storey building comprising ground floor shop (A1) or restaurant (A3) with 14 student studios on upper floors	Approved
17/00702/VCN	Redevelopment of properties and land adjacent, comprising of change of use of first and second floors of 14 Damside Street to one 3 bedroom student cluster flat, erection of first and second floors to 20 Wood Street to create two 3 bedroom and two 5 bedroom student cluster flats and erection of a new 3 storey building of one 4 bedroom and one 6 bedroom student cluster flats and 9 bay car park at rear (pursuant to the variation of condition 2 on planning permission 16/01268/FUL to amend the first and second floor and elevation plans)	Approved
16/01268/FUL	Redevelopment of properties and land adjacent, comprising of change of use of first and second floors of 20 Wood Street to one 3 bedroom student cluster flat, erection of first and second floors to 14 Damside Street to create two 3 bedroom and two 5 bedroom student cluster flats and erection of a new 3 storey building of one 4 bedroom and one 6 bedroom student cluster flats and 9 bay car park at rear	Approved

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No comments received at the time of compiling this report.
County Highways	No comments received at the time of compiling this report.

4.2 No comments have received from members of the public. The consultation period expires on 27 January 2023. Any representations received will be reported verbally to Members at the Committee meeting.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Size, siting, design and impact on Heritage Assets
- Impact on Highway Safety

5.2 **Size, siting, design and impact on Heritage Assets** NPPF paragraphs: 126 and 130 (Achieving well-designed places) and 189, 194 - 197, 199 – 206 (Conserving and Enhancing the Historic Environment); Strategic Policies and Land Allocations (SPLA) DPD policies SP7 (Maintaining Lancaster District's Unique Heritage); Development Management (DM) DPD policies DM29: Key Design Principles and DM38 (Development Affecting Conservation Areas)

5.2.1 The site is located within the Lancaster Conservation Area and the Lancaster High Street Heritage Action Zone. The purpose of this zone is to improve the condition of the area in addition to its understanding perception and the proposal would receive funding under this. Based on historical maps, the construction the application property, and the houses at number 10-12 Damside Street appears to have occurred at some point between 1778 and 1807. Photography from 1895, shows

number 14 Damside Street in use as a warehouse, with the goods lifts evident beside the historic openings. The historic warehouse openings at the site were exposed during works to the property in 2017, in conjunction with the development of the adjacent site. As a result, the proposal was altered to include these opening. The reinstatement of the historic warehouse openings has improved the character of the building and better reveal links to its historic use. The application proposes the installation of a replica hoist which will also link to its historic use. The design has been influenced by existing hoists on St Georges Quay and historic photographic evidence.

5.2.2 There is a presumption in favour of preserving the character and appearance of the conservation, as set out in S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This is reiterated in local policy and policy DM38 sets development in Conservation Areas should preserve or enhance the character and appearance of the area. Paragraph 197 of the NPPF sets out local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.2.3 The proposed replacement hoist is considered to be of an appropriate scale and design and will represent an enhancement to the building, in particular relation to better revealing its historic use and is therefore considered to enhance this part of the Conservation Area and complies with both National and Local Planning policy.

5.3 **Impact on Highway Safety** NPPF paragraphs 110 and 111 (Highway Safety); Development Management (DM) DPD policy DM29 (Key Design Principles)

5.3.1 The proposed hoist would be fixed to the front elevation of the building, approximately 6 metres above the level of the adjacent pavement. As such it is considered that it will not have a detrimental impact on pedestrian or highway safety.

6.0 Conclusion and Planning Balance

6.1 The proposal hoist relates to the historic use of the building as a warehouse and would be sited adjacent to the warehouse opening that was revealed as part of a recent development. It will therefore enhance the understanding of the historic use and will therefore provide an enhancement to the building and this part of the conservation area, in accordance with Local and National Planning policy.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	Development in accordance with the approved plans	Control

Article 35. Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Officers have made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None