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|----------------------------------|---|
| <b>Agenda Item</b>               | A6  |
| <b>Application Number</b>        | 22/01500/FUL  |
| <b>Proposal</b>                  | Installation of air conditioning system to side elevation         |
| <b>Application site</b>          | The Station Pub<br>Marine Road Central<br>Morecambe<br>Lancashire |
| <b>Applicant</b>                 | Lori Bratley  |
| <b>Agent</b>                     | Mr Daniel Dickinson   |
| <b>Case Officer</b>              | Mrs Kim Ireland   |
| <b>Departure</b>                 | No  |
| <b>Summary of Recommendation</b> | Approval, subject to conditions                                   |

(i) **Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the building is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

**1.0 Application Site and Setting**

1.1 The Station Pub is situated within The Platform, which occupies a prominent corner position at the junction of Marine Road Central and Central Drive. The building was the Morecambe Promenade Railway station, until 1997 when it was changed into a mixed-use venue that now provides The Station Pub, Morecambe Tourist Information Centre and KFC, with Morecambe Festival Market to the rear. The building is constructed in squared coursed sandstone with sandstone dressings and a slate roof.

1.2 There are various commercial properties within the surrounding area of the application property that include Jump Rush, Reel Cinema, Morrisons and Aldi.

1.3 The Station Pub is a Grade II Listed building. The site is located within the Morecambe Conservation Area.

**2.0 Proposal**

2.1 The proposal is seeking to install an air conditioning unit to the north facing elevation, within an existing service yard that is enclosed by a wall and double timber gates and cannot be seen from within the street scene. The proposed air conditioning unit is required to replace the existing system that is old and unfit for purpose. The works also include internal works to replace grills, replace the air conditioning system and the fan coil unit and these works are proposed within application

22/01501/LB as they require listed building consent.

- 2.2 The proposed air conditioning unit will be sited to the southwest corner of the existing service yard area. It will be fixed to the north facing elevation, will be 1.5m in height and 0.8m in width and will be finished in white.

### 3.0 Site History

- 3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

| Application Number | Proposal   | Decision |
|--------------------|--|----------|
| 02/00157/ADV       | Erection of a free standing illuminated tower sign.  | Approved |
| 05/00879/ADV       | Erection of various illuminated and non-illuminated signs  | Refused  |
| 17/01366/ADV       | Advertising application for the display of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs and 1 brass plaque | Approved |
| 17/01367/LB        | Listed Building application for the fitting of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 5 non-illuminated wall signs, and 1 brass plaque  | Approved |
| 17/01382/LB        | Listed Building application for replacement and installation of various fixtures and fittings internally   | Approved |

### 4.0 Consultation Responses

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

| Consultee            | Response   |
|----------------------|--|
| Property Services    | <b>No comments to make on the application.</b>             |
| Conservation Officer | <b>No objections</b>                                       |
| Parish Council       | No comments received at the time of compiling this report. |

- 4.2 No comments have been received from members of the public.

### 5.0 Analysis

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

- Principle of Development
- Design and Heritage Matters
- Amenity

- 5.2 Principle of Development (NPPF Section 6: Economy, Policies DM14: Proposals Involving Employment and Premises, DM15: Small Business Generation, DM16: Town Centre Development, DM56: Protection of Local Services and Community Facilities, SP9: Maintaining Strong and Vibrant Communities)

- 5.2.1 The Council will seek to protect a local service that serves a local community and recognises the role local services can play in ensuring that communities are sustainable in the long term in accordance with DM56 of the DM DPD. Similarly, DM15 of the DM DPD states that the Council will support proposals that involve the creation or sustainable expansion of a small business within the district.

- 5.2.2 The property has been utilised as a public house in this location since 1996. To allow the business to continue and remain in this location, the proposed air conditioning system is required to allow the property to be ventilated adequately as the current system is old and unfit for purposes. The proposal will thereby protect a local service that serves a local community, allow the building to be

ventilated adequately and secure the long-term use of the building and existing business. As a result, it is considered that the proposed air conditioning system can be sited to the southwest corner of the existing service yard area.

5.3 Design and Heritage Matters (NPPF Section 16: Historic Environment and Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles, DM37: Development affecting Listed Buildings, DM38: Development Affecting Conservation Areas, SP7: Maintaining Lancaster District's Unique Heritage)

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

5.3.2 The proposal seeks to install a new air conditioning unit to the southwest corner of the existing service yard area to the north of the property. The proposed air conditioning unit will be sited within the existing enclosed service yard area that is surrounded by a high stone wall and double timber gates. The yard area cannot be seen from within the street scene and in the context of the listed building and the wider conservation area, the proposal is considered to be acceptable in terms of visual amenity.

5.3.3 The proposed works are considered to have a less than substantial impact to the Conservation Area and the Listed Building and there will be public benefit to members of the public that frequent the public house; in so far as the property will be ventilated properly using a system that is fit for purpose. The impact upon the setting and character of the listed building and the wider conservation area is therefore considered to be acceptable.

5.4 Amenity (NPPF Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles)

5.4.1 No concerns are raised regarding noise and general disturbance from the proposed air conditioning unit, as the closest noise sensitive receptor is the Midland Hotel that is sited 75 metres away and is separated by the road of Marine Road Central.

**6.0 Conclusion and Planning Balance**

6.1 The proposed air conditioning unit and associated works are to replace a system that is no longer fit for purpose. The proposed air conditioning unit will be contained within the existing service yard area to the north of the property that cannot be viewed from within the street scene and within the context of the listed building and wider conservation area. The proposed works are considered to have a less than substantial impact to the conservation area and the listed building.

**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 approved plans | Control |

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

Lancaster City Council has 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 taken 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