

<b>Agenda Item</b>	A7
<b>Application Number</b>	23/01263/FUL
<b>Proposal</b>	Demolition of outrigger to former carriage works, construction of three buttresses and erection of a timber post and board security fence
<b>Application site</b>	1 Lodge Street Lancaster Lancashire LA1 1QW
<b>Applicant</b>	Mr Jonathan Noad
<b>Agent</b>	Miss Kate Smith
<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 building is within the ownership of Lancaster City Council and therefore the application must be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

1.1 The application site relates to a former warehouse building which abuts the fly tower to the rear of the Grand Theatre, which is a Grade II Listed building dating from 1782. The date of the warehouse itself is uncertain but it does appear on the c.1890 OS map and is considered to be a non-designated heritage asset. The building is also situated in the Lancaster Conservation Area.

1.2 The building is made up of a large top-lit warehouse of coursed and rubble local sandstone with an adjoining lean-to structure to the rear. Window openings are informal and functional throughout, having been blocked in some areas to facilitate the change of use. On the eastern side, the complex incorporates a single surviving unit of the terrace which appears on the map of 1890. The building is in a poor state of disrepair.

**2.0 Proposal**

2.1 Planning permission is sought for the demolition of the outrigger to the former carriage works, construction of three buttresses to the north facing elevation of 1 Lodge Street. The demolition of the existing single storey lean to extension is required to be carried out, to allow the buttresses to be constructed to stabilise the existing structure. The three buttresses will be constructed to the north elevation of the property and will be a maximum of 6.1m in height and the finish is to be agreed via condition.

2.2 Planning permission is also sought for the erection of a security fence to the north of the property that will connect one of the proposed buttresses to the existing boundary wall to the north of the property. Once the single storey lean to building has been demolished, the north of the site will be exposed, therefore the proposed fence is required to secure the site and will be finished at the same height as the existing boundary wall.

### 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
23/01071/FUL	Installation of a replacement roof and installation of a new window to the rear elevation	Permitted
23/01072/LB	Listed building application for the replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
22/00048/FUL	Relevant Demolition of part of Music Co-op building, single storey toilet block, boundary walls and external stairwells and ramps, and erection of a 2-storey extension to the Grand Theatre, extension of existing car park, construction of a retaining wall, construction of a replacement access ramp and steps, and repair to exposed facades of music Co-op building	Permitted
21/01528/FUL	Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation	Permitted
20/01311/FUL	Installation of replacement windows, doors and stonework to the front elevation	Withdrawn
20/00253/FUL	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels	Permitted
20/00254/LB	Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
19/00562/PRETWO	Pre-application request for works to the Music Co-op	Closed
19/00561/PRETWO	Pre-application request for works to the Music Co-op	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by Secretary of State (SoS)
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and	Withdrawn

	structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	
07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS

#### 4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	<b>No Objection</b> , the works are considered essential to support the exposed gable end wall, following the removal of the lean to extension. The following details are required via condition: <ul style="list-style-type: none"> <li>The proposed colour of the render to the buttresses shall be Weber Monocouche Render, Flintry Stone Render or Sto render.</li> <li>Withing 3 months of commencement of works shall a scheme for making good of the exposed gable shall be submitted.</li> </ul>
Property Services	At the time of compiling this report, no comments received.
Heritage Action Zone	At the time of compiling this report, no comments received.
Canal and River Trust	No comments to make on the application as it falls outside of remit.
Historic England	Historic England provides advice when engagement can add the most value. In this case they have not offered advice.
County Archaeology	At the time of compiling this report, no comments received.

4.2 The following response have been received from members of the public:

- Lancaster Footlights and the Grand Theatre supports the application. The proposed demolition works align with the programme of works planned for the theatre and the wider land. The proposed works will enhance the appearance and amenity of the area and is a vital stepping stone to fundraise for the new foyer at The Grand Theatre.

#### 5.0 Analysis

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

- Principle of development
- Design and visual impact
- Impact upon heritage assets
- Amenity impact

##### 5.2 Principle of development (NPPF section 2)

5.2.1 The building is currently in a very poor state and left as such will only deteriorate further. The works described in the application will ensure that the building is safe and watertight encouraging long-term use of the building and continued maintenance. In accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay, the principle of the development is accepted, subject to assessment of the following matters and not prejudicing the future of the building.

##### 5.3 Design and visual impact (NPPF section 12; DM DPD policy DM29)

5.3.1 Policy DM29 of the DM DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed works will help to stabilise the existing structure and allow the continuation of an active use of the building.

5.4 **Impact upon heritage assets** (NPPF section 16; SPLA DPD Policy SP7; DM DPD Policies DM38, DM39, DM41)

5.4.1 As a warehouse sited in close proximity to other industrial structures on St Leonard's Gate and Brewery Lane, the building has evidential value as a contributor to the industrial archaeology of Lancaster, and of the Lancaster Conservation Area. This is augmented somewhat by the survival of a single unit of the former terrace on the eastern side. Likewise, illustrative historical value can be derived from the building's design, scale and position in Lancaster as visual markers of the type of industry which once took place in this area. Limited aesthetic value is derived from the building's Lodge Street elevation, with its clearly functional arrangement of openings. This is significantly compromised by the building's poor state of repair. The building forms part of the setting of the Grade II listed Grand Theatre. While the Lodge Street elevation has a neutral impact on the rear elevation of the theatre, views of the building from St Leonard's Gate and the car park to the north currently have a negative impact on the setting of the theatre.

5.4.2 The Listed Building and Conservation Areas Act requires that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the heritage asset. This is reiterated by policies DM38, DM39 and DM41 DM DPD. In this regard, the heritage assets include the listed Grand Theatre, the application site which is a Non-Designated Heritage Asset and the surrounding Conservation Area.

5.4.3 The proposed works are considered to have a positive impact on the architectural and historic interest of Lancaster Conservation Area and the setting of the Listed Building. The works will stabilise the existing structure, allowing the prolonged use of the building and will enhance the positive contribution the application building will have to the local character and distinctiveness of the Conservation Area.

5.4.4 The Conservation Officer shares this conclusion and therefore the proposal is considered to cause no harm to the heritage assets. The works are considered essential to support the exposed gable end wall.

5.5 **Amenity impact** (NPPF section 12; DM DPD policy DM29)

5.5.1 The proposed works seek to remove the existing lean to extension that is surplus to requirement and constructing buttresses to stabilise the existing structure, as well as erecting a security fence to enclose the site following the removal of the lean to extension. It is, therefore, considered that the proposed works will have a negligible impact upon the amenity of the nearby properties.

**6.0 Conclusion and Planning Balance**

6.1 The proposed development will have a positive contribution to the application site and the surrounding Conservation Area. The works will stabilise the existing structure following the removal of the existing lean to extension and secure the site with the erection of a security fence. Overall, the proposed development complies with policies contained within the Development Plan and the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that planning permission is granted.

**Recommendation**

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control

2	Approved Plans	Control
3	Render details	Control
4	A scheme for making good exposed gable	Prior to Installation

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

Lancaster City Council has made the decision 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 decision 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