

Agenda Item	A7
Application Number	23/01459/LB
Proposal	Listed building application for alterations to form accessible WC and removal of partition wall
Application site	Lancaster Maritime Museum Custom House St Georges Quay Lancaster
Applicant	M Cookson-Carter
Agent	HPA Chartered Architects
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

The landowner and applicant is Lancaster City Council, therefore the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The site to which this application relates to is the Grade II* listed Maritime Museum (former Custom House) on St George's Quay. The site is located between the Carlton Wharf apartments and former Bay Radio studios, both Grade II listed, and within the Lancaster Conservation Area.

2.0 Proposal

2.1 This application seeks listed building consent for alterations to an existing ground floor WC to form an accessible WC. A partition wall is to be removed to combine the floorspaces of the existing WC and its vestibule into a large accessible WC. Sanitaryware is to be relocated and replaced along with new decoration, fittings and fixtures being provided. The door between the accessible WC and exhibition space is to be widened, with a new 6 panelled timber door fitted.

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
96/00617/DPA	Erection of extension to shop area and provide new pedestrian access	Approved

96/00618/LB	Listed Building Application for erection of extension to shop area and provide new pedestrian access	Approved
10/00773/DPA	Strengthening works to the third floor of right hand bay to provide for heavy picture racking used for storage of museum items	Approved

4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
Historic England	No comments.
National Amenity Societies	No response received.
Conservation Team	No objection to the revised application.
Property Services	No response received.

4.2 At the time of writing this report, no responses have been received from members of the public.

5.0 Analysis

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

- Heritage

5.2 **Heritage** (NPPF Section 16; Policy DM37 of the Development Management DPD; Policy SP7 of the Strategic Policies and Land Allocations DPD)

5.2.1 The proposal involves works that relate to late 20th century interventions within the building. The partition walls and fittings to be removed are thought not to be historic. Therefore, such alterations would have no, or limited impact on historic fabric and planform. Existing decoration and fittings are relatively modern so there are no concerns raised from their replacements. The new widened door is to be a panel design to match the existing door and the unaffected door elsewhere in the room. The frosted glass sash window is to be unaffected. Originally, a new push pad and alarm unit were to be fitted on the stone walls of the exhibition space, which may cause harm to the historic fabric and visual character of this space. Amended plans have since submitted, with the alarm unit moved to the stud wall and the push pad on a freestanding column. Overall, the works will have a low level of 'less than substantial harm' to the significance of the listed building.

5.2.2 As the works are contained internally within the building, there will be no harm to the significance of the Conservation Area or setting of adjacent listed buildings.

5.2.3 Provision of an accessible WC, which meets modern standards within the publicly accessible and Council owned Maritime Museum, is considered adequate justification and of public benefit that weighs in favour of the proposed works. Accordingly, the changes are considered to be acceptable in terms of all local and national planning policies.

6.0 **Conclusion and Planning Balance**

6.1 Overall, the proposed internal works are acceptable, with the low level of harm, which is mitigated through appropriate design and outweighed by the public benefits in the provision of accessible lavatory facilities at this museum building. Subject to conditions securing compliance with approved plans and agreed details, the scheme complies with the local and national development plan when read as a whole, and as such, is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard Listed Building Consent Timescale	Control
2	Works in Accordance with Approved Plans and Details	Control

Background Papers

N/A