

Agenda Item	A12
Application Number	23/01442/LB
Proposal	Listed building application for alterations to window/door openings, installation of two upper floor windows to the side elevation and replacement windows to all elevations, a new stone window head to the front elevation, installation of vents to the side and to roof, new rainwater goods, fixing of timber boarding to boundary wall, removal and construction of internal partition walls and installation of new ceiling to basement and drop ceilings to ground, first and second floor
Application site	87 King Street Lancaster Lancashire LA1 1RH
Applicant	Mrs Jo Wilkinson
Agent	Mason Gillibrand Architects
Case Officer	Mr Andrew Clement
Departure	None
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be dealt with via the scheme of delegation. However, 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 property that forms the subject of this application relates to a three-storey end terrace, which is a Grade II Listed Building located on King Street within the Lancaster Conservation Area. The building is adjacent to a city Council car park, located on the corner of Spring Garden Street. The property was most recently leased as offices until November 2021. The property is constructed of stone walls externally and timber stud walls with lath and plaster finish internally with timber windows and doors, under a gable natural slate roof. The majority of buildings fronting Queen Square are Grade II Listed Buildings, whilst the nearby Ring O'Bells is Grade II* listed.

1.2 The site is located within the air quality management area for Lancaster gyratory road, in an area at medium risk of groundwater flooding, located in the primary shopping area of Lancaster City Centre, but beyond any designated primary or secondary retail frontages. The Lancaster gyratory road is a designated cycle network and public transport corridor, located with the regeneration priority area for central Lancaster. The site is within the impact risk zone for impact from residential development upon Morecambe Bay Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and the Lune Estuary Site of Special Scientific Interest (SSSI). The site is within Lancaster City Centre primary shopping area, but along a secondary retail frontage, part of the wider central

Lancaster regeneration priority area.

2.0 Proposal

- 2.1 This application seeks planning permission for the conversion of the office building (Use Class E) to 4x 1-bed apartments. The apartments are intended to be used as short-term supported housing for single homeless persons across the district, which are envisaged to provide the final stage supported accommodation, where support will eventually taper off and provide a more independent setting for the client group. The units form 1-bed single occupancy self-contained apartments, with some communal areas and bike storage within the building. The ground floor apartment will benefit from circa 15sq.m of external garden area, with the remaining circa 15sq.m of rear garden space communal amongst other occupants.
- 2.2 To facilitate the proposed change of use, internal and external alterations are proposed. New windows are to be installed in place of modern equivalents to the ground and second floor frontage and, whilst historic windows at first floor are to be repaired, retained and secondary glazing installed proud of the architrave. Rear elevation windows are to be repaired and restored with secondary glazing installed. To the side elevation, a second floor opening previously blocked is to be reinstated with a new double glazed sash window, with a new double glazed sash window also installed to the side gable at third floor level. Three new heritage style rooflights are to be installed to the rear facing roof pitch, with roof vents to the front and rear pitches and new slate vents to the lower side elevation. Internally, works will take place to modern internal partitions to form the proposed domestic layout, with a communal staircase and individual ground floor bike storage areas. Fire proofing and noise mitigation is to be provided with intumescent paint and floorboard lifting, with ground floor cycle storage to be provided within the existing rear outrigger.

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
23/01441/FUL	Change of use of an existing office building (Class E) into 4 self-contained flats (C3), installation of roof lights, alterations to window/door openings and replacement windows to all elevations, a new stone window head to the front elevation, installation of vents to the side and the roof, new rainwater goods and change of use of part of adjacent car park to site bin store	Concurrent
22/01043/PRETWO	Conversion of existing vacant office building to 4no. residential 1bed self contained flats, to include a communal support office, kitchen and provision of external bin store	Advice provided
14/00351/LB	Listed Building application for internal alterations to create new partition to form lobby and wheelchair accessible toilet facilities	Approved
11/00264/LB	Erection of a non-illuminated fascia sign	Approved
11/00101/LB	Internal alterations to create accessible toilet facilities	Approved
92/0528/LB	Construction of a ramp access	Approved

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	No objection , subject to planning conditions controlling precise details of doors, windows, natural stone lintel, vents, rainwater goods and secondary glazing.

County Highways	No objection , subject to planning conditions regarding a construction management plan
Environmental Health	No objection , subject to planning conditions regarding acoustic level glazing and mechanical extract ventilation details, and unforeseen contamination.
Property Service	No observation received
Fire Safety	No objection , advice informative regarding emergency vehicle and water access
Lancashire Constabulary	No observation received

4.2 No responses have been received from members of the public to the site notice, newspaper publication or neighbour letters.

5.0 Analysis

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

- Design, scale and streetscene impact upon heritage assets

5.2 **Design, scale and streetscene impact upon heritage assets** Development Management DPD Policies DM29 (Key Design Principles), DM37 (Development affecting Listed Buildings), DM38 (Development affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets), DM41 (Development Affecting Non-Heritage Assets or their settings), DM46 (Development and Landscape Impact), and DM57 (Health and Wellbeing), Strategic Policies and Land Allocations DPD Policy SP7 (Maintaining Lancaster District's Unique Heritage), National Planning Policy Framework Section 12. (Achieving well-designed places) and Section 16. (Conserving and enhancing the historic environment), and Listed Building and Conservation Areas Act 1990

5.2.1 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 DM37 and DM38. DM38 sets out that development within Conservation Areas will only be permitted where it has been demonstrated that:

- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used; and,
- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.

5.2.2 The application site forms a national heritage asset Grade II Listed Buildings, making a strong positive contribution to the city scape and Conservation Area, particularly when viewed in the context of other Grade II Listed Buildings fronting Queen Square, which is identified as a positive space of the Conservation Area. The site is a late 18th century house with 19th century alterations, with significance is derived from its aesthetic, illustrative and evidential values as a house of its era of typically classical design and locally characteristic material palette. The proposal seeks the installation of two upper floor side facing windows, one reinstating a previously blocked up opening, plus three rooflights to the rear facing roof pitch and vents to the roof and lower side elevation. A bound bin store within the adjacent carpark is to be provided, with modern windows replaced with new slimline double glazed timber framed units to match existing design. The ground floor front facing windows are proposed to be modified to form 2x new double glazed sash 4 over 4 design either side of a new central mullion, with historic windows repaired and secondary glazing installed to those units.

5.2.3 The Conservation Officer originally raised objection to the proposal, primarily due to internal alterations assessed within the concurrent Listed Building application. However, amended plans have addressed these concerns, with no objection to these amendments, subject to details and samples of developments and works proposed. The proposed installation of three rooflights to the rear elevation would be harmful, as it would reduce the aesthetic value of the building, although this

is mitigated to some degree through the conservation style rooflights proposed, located to the less prominent rear roof slope and staggered layout. As such, this harm, and the addition of sympathetically designed windows to the side elevation, would be cumulatively limited. The replacement windows to the front elevation are considered to be a limited heritage benefit, introducing narrower sash windows, mullion and raised cill. Combined with returning the property to the optimal viable heritage use of residential for this historic house, the heritage benefits are considered to mitigate and outweigh the limited harm caused by other justified alterations proposed to facilitate this use.

5.2.4 Internally the proposal has been amended to address original heritage objection to the proposal. The sought fire measures now avoid impact upon historic cornices, which was an area of harm previously identified. Similarly, avoiding works to box off part of the historic internal stairwell and fire windows within historic openings avoids such harm through the proposed amendments, and historic alcoves are now to be retained. Precise details of internal works and secondary glazing will be required through planning condition, including precisely how these will avoid historic fabric such as window architraves, however subject to such planning conditions the proposal avoids undue heritage harm. The amended proposal has no objection from the Conservation Officer, and the proposal would ensure a suitable use of the vacant property, providing a scheme for the refurbishment and long-term use and maintenance of this national heritage asset.

6.0 Conclusion and Planning Balance

6.1 The proposal for the refurbishment and alteration of offices to residential accommodation is considered to be policy compliant, facilitating the conversion to the optimal viable use of the site whilst bringing renovations and a future use and maintenance of the site. Importantly, through sympathetic alterations and details to be controlled through planning condition, the amended proposal results in no undue harm to heritage assets, subject to ensuring suitably high-quality details and samples. As such, the proposal is considered to be acceptable from a heritage perspective, with no objection from the Conservation Officer, and therefore this application is recommended for approval subject to conditions.

Recommendation

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

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	Development in accordance with the amended approved plans	Control
3	Precise details and samples external materials and internal works	Prior to works above ground

Background Papers

None