

DECISION DATE 24 June 2005	APPLICATION NO. 05/00552/LB A21	PLANNING COMMITTEE: 27 June 2005
DEVELOPMENT PROPOSED LISTED BUILDING APPLICATION FOR DEMOLITION OF ONE AND TWO-STOREY GARAGE BUILDINGS AND ERECTION OF 3-STOREY RESIDENTIAL DEVELOPMENT OF NINE APARTMENTS/HOUSES		SITE ADDRESS YMCA FLEET SQUARE, NEW ROAD, LANCASTER.
APPLICANT: YMCA Lancaster and District, Heart Of The City, Fleet Square, New Road, Lancaster.		AGENT: Harrison Pitt Architects

REASON FOR DELAY

Committee Cycle.

PARISH NOTIFICATION

None.

LAND USE ALLOCATION/DEPARTURE

The site lies partly within the City Conservation Area, and partly within the Castle Conservation Area. The adjacent building is a Grade II listed structure. The properties to the east on New Street are designated as Key Townscape Features.

STATUTORY CONSULTATIONS

English Heritage - Not necessary to provide further comment.

Ancient Monuments Society - No objections in principle. The use of natural stone is welcome but queries whether it is solely an external skin and the method of coursing of the stone.

Conservation Officer - Views awaited.

OTHER OBSERVATIONS RECEIVED

None to date.

REPORT

The Site and its Surroundings

This is a listed building application for the demolition of the existing two-storey garage-warehouse structures adjacent to the Grade II listed former Pye's Building, at the junction of Damside Street, New Road and Bridge Lane.

The full application is also before Members at this Committee, and the principles of development are discussed in that separate report.

The Development and Impact upon the Listed Building

The buildings in question comprise of a pair of two-storey, gabled stone structures adjoining the former Pye's Building, which is an imposing five-storey listed structure dating back to the nineteenth century. To the east of the site lies Bridge Lane and the rear garden of 80 Church Street, which is in commercial use. Similarly commercial uses occupy positions to the south, whilst the majority of the smaller properties to the west on New Road are now used for residential purposes.

The Pye's Building is physically connected to the existing structures, and an internal alleyway forms an effective barrier between the buildings.

The proposal involves the demolition of the two smaller warehouse-garages and the erection of a T-shaped three-storey residential development comprising of nine units of accommodation. These units will include a two-bedroomed flat, 2 two-bedroomed maisonettes and 6 one-bedroomed flats, all of which are entirely self-contained. A formal courtyard will be provided in the north-eastern corner of the site, and this have a stone façade and iron railings. A less formal courtyard in the north-western corner will provide access to Units 1 and 2.

The rear of the site is enclosed by a retaining wall and the bulk of the new building will abut this wall, which will be raised in height. The applicant has confirmed on the submitted site plan that the land immediately to the rear is within their ownership. This land will accommodate a separate maintenance access leading to the first floor of the development and rear windows to units 6 & 9. Two windows to the main habitable rooms of Units 4 and 6 will be inset into the alleyway wall to the east.

The external elevations and outer courtyard walls will be constructed from stone to match the adjacent building. Render will be used on the inner elevations. A natural slate roof, timber doors and windows and aluminium rainwater goods will also be used.

The applicant had considered converting the existing buildings as part of the scheme. However it was considered that a new building predominantly setback from the Bridge Lane/Fleet Square frontage, would provide a more acceptable form of development, whilst also exposing more of the imposing Pye's Building.

During pre-application discussions the applicant also agreed to the removal of all balcony features from the development, and this has resulted in a more traditional form of fenestration which, when combined with the simple pitched roofs, provides a simple scheme that is enhanced by the courtyard features.

The principle of development has been discussed at an early stage with the Authority's Senior Conservation Officer, and the submitted drawings accurately reflect the meetings previously held.

Conclusion

The proposal will not adversely affect the listed building and will provide a subservient proposal that will complement other, more substantial, recent developments within this part of the city. It will enhance both the Castle and City Conservation Areas, whose boundaries intersect at this site. It will formalise the last undeveloped corner of Fleet Square in a form that is acceptable in materials and scale.

Members are advised that this is a proposal that can be supported.

HUMAN RIGHTS ACT

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal that appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

REASONS FOR APPROVAL

The decision to grant planning permission has been taken having regard to policies in the Lancashire Structure Plan and policy Nos.E33, E35 and SPG 16 in the Lancaster District Local Plan together with all other relevant consideration.

RECOMMENDATIONS

THAT LISTED BUILDING CONSENT BE GRANTED subject to the following conditions: -

1. Development as per approved plans.
2. Samples of all external materials to be submitted and agreed.
3. Colour of render to be agreed.
4. Method of coursing of stone to be agreed.
5. Precise details of windows, doors and rainwater goods to be submitted and agreed.
6. Details of all floor surfaces and treatments and courtyard railings to be agreed.
7. Bollards to be provided to the north-western courtyard in a scheme to be agreed.
8. As required by consultees.

