

<b>Agenda Item</b> A10	<b>Committee Date</b> 12 December 2011	<b>Application Number</b> 11/00853/CON
<b>Application Site</b> Lancaster Girls Grammar School Regent Street Lancaster Lancashire		<b>Proposal</b> Conservation Area Consent for demolition of part of technology building to allow the construction of new sixth form teaching building
<b>Name of Applicant</b> The School Governors		<b>Name of Agent</b> Mr Frank McCabe
<b>Decision Target Date</b> 9 November 2011		<b>Reason For Delay</b> Increase in Officer workload
<b>Case Officer</b>		Mr Andrew Holden
<b>Departure</b>		No
<b>Summary of Recommendation</b>		Approval

## **1.0 The Site and its Surroundings**

- 1.1 The application site relates to Lancaster Girls Grammar School. The School is located to the west of the city centre within the Lancaster Conservation Area, accessed via High Street and Lindow Square. The main school entrance is located to the north, off High Street, which is characterised by large stone built properties in predominantly residential use. To the west, the school occupies a prominent and imposing position overlooking the Dallas Road Gardens, separated by Regent Street. To the south, the school abuts properties flanking Lindow Square and to the east, the site adjoins the curtilages of the Almshouses and other properties which are accessed via Queen Street. The original school building (built in 1912-14) fronts Regent St. and is a Grade II Listed structure. The school is extended in an easterly direction with older and more modern development (1960s and 1990s).
- 1.2 The site footprint follows the frontage onto Queen Street which is currently bounded by a coursed random stone wall approximately 2m high. The wall has a central formalised pedestrian entrance and a double gate to its north end to provide a service access for the refuse storage area immediately behind the wall. Immediately abutting the site and within the control/ownership of the applicant is No 12 Queen Street, a Grade II Listed building over 2/3 floors the building is used as the Art block for the school. To the north of the site is the Registry Office (Nos. 4 & 6 Queen Street), another Grade II Listed building. The building is separated from the site by a vehicle access to the side to the office. This building is over two floors with a raised ground floor and stepped main entrance. Buildings opposite the site on the east side of Queen Street vary in height and form. All are in commercial use including the Grade II Listed coach house at No 1 and 1b Queen Street.
- 1.3 To the south of the site the buildings are in mainly residential use, predominantly flats with some low key commercial uses. These buildings are predominantly three storeys in height with varying eaves and ridge heights. Nos. 3 to 7 Queen Street are Grade II Listed buildings. Most of the buildings are stone fronted under natural slate roofs. The stone facings vary but include course faced stone and ashlar facings of various widths of courses.
- 1.4 Within the site the land is made over to a semi formal grassed garden area and two semi-mature trees. To the north of the site plot is a hard surfaced and partly enclosed service yard used for the

storage of large euro refuse bins. Access to this from Queen Street is made via a pair of double timber gates with the path leading further into the school grounds. The recently erected Technology building (built 1993) abuts the application site. The building is over two floors with the ground floor level being significantly higher than the Queen Street frontage. This change in level continues to the east to west with school ground floor levels rising over 8m from the Queen Street to Regent Street frontages.

## **2.0 The Proposal**

2.1 The application is seeking Conservation Area Consent for the demolition of a small section of the east end of the existing Technology building (built in 1993). The building is over two floors with the eastern end of the building terminating in a cat slide slate roof to a single storey projection with a dormer window above. The proposal is directly related to and as a consequence of planning applications 11/00852/FUL and 11/00865/LB which seek to develop a new sixth form teaching block on open land to the east of the technology building and the Queen Street boundary. The footprint of the proposed sixth form block overlaps that of the existing technology building. This is the area which consent is sought and measures approximately 7m x 3m. The exposed end of the technology building will be closed off by the proposed 'fire wall' to the new sixth form building.

## **3.0 Site History**

3.1 The school has an extensive planning history over the last 20 years the most pertinent of which are listed below:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>98/00473/FUL and 98/00467/LB</b>	Removal of existing classroom and erection of a two storey extension to provide classrooms	Permitted
<b>99/00168/FUL and 99/00184/LB</b>	Erection of extensions to provide an office, 2 classrooms and 3 practice rooms	Permitted
<b>03/00471/FUL and 03/00472/LB</b>	Conversion of roofspaces to teaching accommodation, construction of new staircase/enclosure, extension to existing staircase and construction of lift shaft	Permitted
<b>05/00299/FUL and 05/00300/LB</b>	Erection of classroom/study and store linked to main building	Permitted
<b>0900746/FUL</b>	Erection of a two storey extension to create drama/dance studio, fitness suite and office	Permitted

## **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees (for details of responses from the National Amenity Societies, see the full report 11/00852/FUL, also on this agenda).

<b>Statutory Consultee</b>	<b>Response</b>
<b>Conservation Officer</b>	Comments are provided in full on the previous, full report. No objections subject to conditions.

## **5.0 Neighbour Representations**

5.1 No comments received within the statutory consultation period.

## **6.0 Principal Development Plan Policies**

6.1 National Planning Policy Statement 5 (**PPS5**) - sets out the Governments aim to ensure that the historic environment and its historic assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In order to deliver sustainable development, PPS5 states that polices and decisions concerning the historic environment should:

- Recognise that heritage assets are a non-renewable resource
- Take account of the wider social, cultural, economic and environmental benefits of heritage conservation
- Recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained in the long term.

In this particular case policies HE6 (information requirements), HE7 and HE9 (development affecting heritage assets and relating to designated assets), HE10 (development affecting the setting of heritage assets) are relevant.

## 6.2 Lancaster District Core Strategy - adopted July 2008

Policy **E1** (Environmental Capital) - seeks to safeguard and enhance the Districts Environmental Capital by ensuring that development in historic areas conserves and enhances a sense of place. This policy also indicates that the Council will resist proposals which would have a detrimental effect on environmental quality and public amenity.

Policy **SC5** (Achieving quality in Design) - seeks to ensure that development proposals achieve the Core Strategy vision and that new development will be of a quality that enhances the character of the area, results in an improved appearance where conditions are unsatisfactory and compliments and enhances public realm.

## 6.3 Lancaster District Local Plan (saved policies) - adopted April 2004

Policy **E35** (Conservation Areas and their Surroundings) - states that development proposals which would adversely affect important views into and across a conservation area or lead to an unacceptable erosion of its historic form and layout, open spaces and townscape setting will not be permitted.

Policy **E37** (Demolition) - states that proposals to demolish any building within a conservation area will only be approved where detailed planning permission has been given for a scheme for redevelopment which would preserve and enhance the conservation area.

Policy **E39** (Alterations and Extensions in Conservation Areas) - states that alterations and/or extensions of buildings within the Conservation area will be permitted where; the proposal will not result in the loss or alteration of features which contribute to the special character of the buildings and area; and the design, scale, form, material and quality of the proposal is sympathetic to the character of the building and area.

## **7.0 Comment and Analysis**

7.1 This application forms part of a series of applications seeking the development of a new sixth form building and should be considered in the context of the previous agenda items – 11/00852/FUL and 11/00865/LB.

7.2 The principle issues for Members to consider in the determination of this application relates to the impact of the loss of this section of building upon the character and appearance of the neighbouring Listed buildings and the setting of the Lancaster Conservation Area. The Lancaster Conservation Area being a recent (May 2011) merger of three separate conservation areas, Lancaster City, Castle and Moor Lane Conservation Areas. In practice, the application for the partial demolition of the eastern end of the technology building cannot be considered in isolation. The works for the demolition of the small section of the buildings will only occur following the grant of consent for the sixth form building and its subsequent commencement.

7.3 The new sixth form building will abut the end of the technology building and screen it from any public views from Queen Street or indeed from further afield. The resultant demolition will only be visible from within the school grounds and will be seen as an amended pitched roof form which abuts the rear wall to the new sixth form building.

7.4 The whole approach to the development of this site has been the subject of pre-application discussions and has gained support from the heritage consultees. It is not considered that the demolition and remodelling of the eastern end of the modern technology building will have any

undue impact upon the character of the Lancaster Conservation Area.

## **8.0 Planning Obligations**

8.1 N/A.

## **9.0 Conclusions**

9.1 Subject to appropriate conditions to control the timing and implementation of the works, the application should be supported.

## **Recommendation**

That Conservation Area Consent **BE GRANTED** subject to the following conditions:

1. Standard Conservation Area 3 year time limit
2. No buildings to be demolished until planning consent is granted for redevelopment and a contract for the works entered into.
3. Site management plan for demolition.
4. Hours of site clearance and demolition restricted 0800-1800 Mon to Fri and 0800-1400 Saturdays only.

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude 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.

## **Background Papers**

None.