

<b>Agenda Item</b> A18	<b>Committee Date</b> 2 March 2015	<b>Application Number</b> 14/01319/LB
<b>Application Site</b> Lancaster Museum Market Street Lancaster Lancashire	<b>Proposal</b> Listed Building Application for replacement of rainwater goods	
<b>Name of Applicant</b> Mr Francis Sedgwick	<b>Name of Agent</b> Design Group - Projects Team	
<b>Decision Target Date</b> 30 January 2015	<b>Reason For Delay</b> Committee Cycle	
<b>Case Officer</b>	Mrs Petra Williams	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approve subject to referral to the National Casework Unit	

**(i) Procedural Matters**

The application is one which would normally be dealt with under delegated powers but has been placed on committee as the building is in the ownership of Lancaster City Council.

**1.0 The Site and its Surroundings**

- 1.1 Lancaster City Museum, known to many as the Old Town Hall, is located on the westernmost part of Market Square overlooking the existing fountain and public seating area in the City centre of Lancaster. The rear of the Museum is accessed from New Street. The building was constructed between 1781 and 1783 and was further restored in 1873, later being converted from the Old Town Hall to Lancaster Museum in 1923. The building is an elegant Georgian building, two storeys above basement and is constructed in sandstone ashlar with a natural slate roof and a cupola. The principle façade facing east is made up of five bays separated by giant Tuscan columns and has a rusticated ground floor, with round arched windows with glazing bars and a central round arched doorway. A projecting Tuscan portico is raised on four steps which lead to Market Square.
- 1.2 Other than parking for disabled badge holders being available in the Square, the area, along with Market Street and New Street, is designated a pedestrian zone
- 1.3 Lancaster Museum is a Grade II\* Listed Building attached to the Grade II listed Library building to the north. The site is located within the Lancaster Conservation Area.

**2.0 The Proposal**

- 2.1 The application proposes the replacement of the internal drainage system with external cast-iron rainwater goods. The proposed cast iron rainwater goods comprise rectangular section downpipes (approximately 100mm by 75mm) and ornamental cast iron hopper heads (approximately 300mm by 200mm by 250mm). New lead guttering will also be formed in place of existing within the roof of the building behind the parapet wall.

### **3.0 Site History**

3.1 There is a considerable amount of planning history which relates to Lancaster City Museum, most of which seeks Listed Building Consent for minor internal and external alterations. However, none of these has a direct relevance to the proposed works contained within this application. Most recent applications being:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>14/00603/LB</b>	Listed building application for the display of 2 externally displayed suspended banners to the front elevation	Permitted
<b>14/00600/ADV</b>	Advertisement Consent for the display of 2 externally displayed suspended banner signs to front elevation	Permitted

### **4.0 Consultation Responses**

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

<b>Consultee</b>	<b>Response</b>
<b>Conservation Team</b>	No objections subject to conditions – Provided pre-application advice.
<b>English Heritage</b>	No objections

### **5.0 Neighbour Representations**

5.1 No correspondence has been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

### **6.0 Principal National and Development Plan Policies**

#### **6.1 National Planning Policy Framework (NPPF)**

Paragraph 17 – Core Principles

Paragraphs 56, 58, 61, 64 – Good Design

Section 12 (paragraphs 128, 131 – 134) – Conserving and enhancing the historic environment

#### **6.2 Lancaster District Core Strategy (adopted July 2008)**

SC1 – Sustainable Development

#### **6.3 Development Management DPD**

DM30 – Development affecting Listed Buildings

DM35 – Key Design Principles

### **7.0 Comment and Analysis**

7.1 The key issues to consider in determining this Listed Building application is whether the proposal is considered acceptable in terms of its impacts upon the historic fabric and architectural merit of the Grade II\* Listed Building.

7.2 The existing lead rainwater goods are located inside the external walls of the building and are inaccessible for maintenance purposes. Furthermore the rainwater goods have perished over time and as a consequence rainwater ingress has caused extensive damage (including dry rot) to the internal and external masonry and ceilings and roof structure of the building. Some exhibits held within the museum have also been damaged. The works are therefore considered vital for the long term preservation of the building. Although the options of repair to the existing system were explored by the agent this work was considered too intrusive on the fabric of the listed building.

7.3 The proposed works will involve the addition of a total number of six downspouts which will be fixed to discreet points within the sides and rear of the building. A softwood base with a “penny” space on the underside of the new lead guttering will be installed in place of existing behind the parapet wall. The softwood base will reduce the likelihood of lead corrosion and further extend its

life. Rainwater will be directed from the guttering by core drilling the stone and the insertion of spigots which will direct water flow to the new cast iron hoppers and downspouts which will be fixed to external elevations. These will feed into new rain water drainage gulleys which have already been installed in the location of the proposed pipes as part of the recent public realm works in Market Street and Market Square.

7.4 The new external downpipes will clearly be visible on the rear and side elevations and this will of course impact on the appearance of the building. In addition, their installation will require the cutting out of part the stone in the external cornices and moulded string courses. Paragraph 134 of the NPPF is therefore relevant and states that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

7.5 It is considered that the proposed works will have a less than substantial harm on this listed building that the works will assist in the long term preservation of the building. The new drainage arrangement will have the additional benefit of allowing long term access for repair and maintenance. It is therefore considered the less than substantial harm is offset by the benefits to the building fabric.

## **8.0 Planning Obligations**

8.1 None

## **9.0 Conclusions**

9.1 In conclusion, it is considered that this proposal represents a relatively minor scheme which will have positive benefits for the listed building. The works will not adversely affect the character of the listed building and will comply with the requirements of Policy DM30 of the Development Plan Document. Furthermore the scheme has been assessed against paragraph 134 of the NPPF and is considered to be acceptable. As such the Members are therefore advised that this scheme can be supported subject to referral of the application to the National Casework Unit as it involves a Grade II\* listed building and the City Council is the applicant.

## **Recommendation**

That subject to referral arrangements with the National Casework Unit, Listed Building Consent be **GRANTED** subject to the following conditions:

1. Standard Listed Building time limit
2. Development to accord to approved plans
3. New gutter boards are to be preservative treated softwood with 'penny gaps'
4. All external rainwater pipes and hoppers are to be painted black
5. Moulded cornices and string courses to be made good as specified in Longridge sandstone
6. Incisions to the string course on the 1783 building to include a gap between the pipes and stonework

## **Article 31, Town and Country Planning (Development Management Procedure) (England) Order 2010**

In accordance with the above legislation, the City Council can confirm the following:

The local planning authority has considered the application as submitted and has visited the site, and it is able to conclude that the proposal is one that can be proactively supported without any amendments being necessary.

## **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