

Agenda Item A19	Committee Date 2 March 2015	Application Number 14/01164/LB
Application Site Flat 2 1 Water Street Lancaster Lancashire	Proposal Listed building application for the installation of an air circulation system	
Name of Applicant Lancaster City Council	Name of Agent	
Decision Target Date 11 March 2015	Reason For Delay None	
Case Officer	Mrs Petra Williams	
Departure	No	
Summary of Recommendation	Approve subject to referral to the National Casework Unit	

(i) **Procedural Matters**

This application is presented to the Committee because the property is in Council ownership.

1.0 The Site and its Surroundings

- 1.1 The property is a ground floor flat within a late 18th-century Georgian townhouse which is located on the northern periphery of the City Centre. The building has a stone under slate exterior, sash windows with stone surrounds with a smooth render finish to the rear (northern elevation) and occupies a corner position at the junction of Water Street and Cable Street.
- 1.2 The buildings to the immediate west and north of the site are also in residential use. Lancaster Bus Station lies to the south of the site and a large supermarket is situated to the east. Cable Street which runs to the south of the building is part of the main gyratory route through Lancaster.
- 1.3 The building is Grade II listed and also lies with the Lancaster Conservation Area.

2.0 The Proposal

- 2.1 Listed building consent is sought for the installation of an air circulation system to the flat and will involve the positioning of an external vent plate on the rear (northern) elevation of the property. The vent will comprise a plastic grille and will have dimensions of 155mm by 155mm with a 42mm projection and will be positioned in line with the ground floor window surround. The external vent will cover a 110mm hole that will be drilled to accommodate a pipe which forms part of the ventilation system and connect internally to a small wall mounted system.

3.0 Site History

- 3.1 There is no recent planning history associated with this property.

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objections subject to a condition regarding the colour of the external vent.

5.0 Neighbour Representations

5.1 No correspondence has been received in response to the site notice 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 (DM 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 air ventilation system is necessary to address severe condensation problems within the flat. If this issue is not addressed it is likely to result in detrimental impacts to the fabric of the building in addition to the health of the occupants.

7.3 Externally it is considered that the vent will have a minimal visual impact and will reflect the appearance of a similar vent to the flat above. Plastic is to be utilised as this will reduce the risk of corrosion and streaking down the façade of the building which can sometimes occur when metal fixtures are used. The applicant has agreed that the vent will be beige-coloured in order to blend with the adjacent render. The system is designed to eradicate condensation problem within the flat.

8.0 Planning Obligations

8.1 None

9.0 Conclusions

9.1 In conclusion, it is considered that this proposal represents a minor scheme which will have positive benefits for the listed building and its occupants. The works will not adversely affect the character of the listed building and are considered sympathetic and on this basis that Members are advised that this application can be supported.

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. Colour of external vent to be beige.

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.