

<b>Agenda Item</b> A10	<b>Committee Date</b> 24 August 2015	<b>Application Number</b> 15/00729/LB
<b>Application Site</b> The Knoll Westbourne Road Lancaster Lancashire	<b>Proposal</b> Listed building application for the demolition of existing porch and erection of a single storey side extension, removal of existing and installation of new internal partition walls, installation of windows, and erection of gates and fence	
<b>Name of Applicant</b> Dr And Mrs Whittle	<b>Name of Agent</b> Mr Barry Cleminson	
<b>Decision Target Date</b> 30 July 2015	<b>Reason For Delay</b> Committee Cycle	
<b>Case Officer</b>	Mrs Kim Ireland	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

(i) **Procedural Matters**

This Listed Building Consent application would normally be dealt with under the Scheme of Delegation. However, the applicant is related to an employee of Lancaster City Council and as such the proposal is to be determined by the Planning Committee.

**1.0 The Site and its Surroundings**

- 1.1 The property which forms the subject of this application relates to a three storey detached property that is Grade II listed, located on Westbourne Road in Lancaster. The surrounding area mainly consists of detached and semi-detached residential properties.
- 1.2 The site is unallocated on the Lancaster District Local Plan proposals map but is situated within the Canon Hill Conservation Area (which was designated since the Local Plan was adopted).

**2.0 The Proposal**

- 2.1 The application proposes the demolition of existing porch and erection of a single storey side extension, removal of existing and installation of new partitioned walls, installation of windows and erection of gates and fence. The proposed extension is to project from the eastern elevation by 2.1m with a width of 6.1m and a lean to roof. The materials that are proposed to be used are brickwork walls to match the existing dwelling, under a smooth grey fibreglass roof with three conservation rooflights and timber windows and doors. The proposed side extension will provide a utility room. The removal of existing and installation of new partitioned walls is to facilitate the recently permitted change of use from a resource centre into a residential dwelling. The proposed installation of two windows to the east and north elevations is to provide natural light into the main entrance and hall. The proposed fence and gates are to be installed to the east of the dwelling and are to be 2m in height, 25m in length and are to be made up of interfaced bow topped black galvanised metal.

### **3.0 Site History**

3.1 The following applications are the most relevant property history.

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>13/00223/CU</b>	Change of use from resource centre (B1) to create single residential dwelling (C3)	Permitted
<b>13/00301/LB</b>	Listed building application for internal alterations to facilitate the change of use of building into a residential dwelling	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 Officer</b>	No objection, providing further details are received in relation to the proposed roof covering, i.e. type of materials, finish of materials.

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

6.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles  
Paragraphs 67 and 68 – Requiring Good Design  
Paragraphs 131 – 134 – Conserving and Enhancing the Historic Environment

6.2 Development Management DPD

**DM30** – Development affecting Listed Buildings  
**DM31** – Development affecting Conservation Areas  
**DM35** – Key design principles

### **7.0 Comment and Analysis**

7.1 There are 2 key considerations arising from the proposal:

- General Design and Impact upon Heritage Assets; and
- Impacts upon residential amenity

7.2 General Design and Impact upon Heritage Assets

The proposed development has been designed to reflect that of the existing building and will fit comfortably when viewed from within the streetscene. The proposed demolition of the existing porch and erection of a single storey side extension, removal of existing and installation of new internal partition walls, installation of windows, and erection of gates and fence will sustain the significance of the heritage asset and therefore will not be out of character and have a detrimental impact upon the listed building. It is deemed not to have an adverse impact to the setting of the Conservation Area.

7.3 Impacts upon Residential Amenity

The proposed development is not seen to have any adverse or detrimental impacts upon residential amenity. The property is set back from the road and there is a 1.8m stone wall separating the application property and the adjoining dwellings and road of Westbourne Road and therefore the proposed works will have a minimal impact.

### **8.0 Planning Obligations**

8.1 Given the nature of the proposal there are no requirements for a legal obligation.

## **9.0 Conclusions**

- 9.1 The proposed demolition of existing porch and erection of a single storey side extension, removal of existing and installation of new internal partition walls, installation of windows, and erection of gates and fence have been found acceptable in terms of design, built heritage conservation and amenities of local residents. In respect of these matters, it is in compliance with the relevant Development Plan policies and guidance provided in the NPPF.

### **Recommendation**

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

1. Standard 3 year timescale
2. Development to be carried out in accordance with the approved plans
3. Roof to be carried out in accordance with the approved details

### **Article 35. Town and Country Planning (Development Management Procedure) (England) Order 2015**

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

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

### **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