

Agenda Item A14	Committee Date 19th October 2015	Application Number 15/01168/FUL
Application Site Storey Institute Meeting House Lane Lancaster Lancashire		Proposal Installation of 3 replacement gates
Name of Applicant Miss Helen Ryan		Name of Agent
Decision Target Date 11 November 2015		Reason For Delay N/A
Case Officer	Mrs Petra Williams	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

The application is one which would normally be dealt with under delegated powers but has been placed on Committee as the application is being submitted by Lancaster City Council.

1.0 The Site and its Surroundings

- 1.1 The application relates to Storey Gardens to the west of the Storey Institute building which was constructed sometime between 1887 and 1891 and designed by Paley and Austin. The Institute, which is of significant architectural and historic merit, occupies a prominent corner position at the junction of Meeting House Lane and Castle Hill. The building, which dominates the approach to the Castle Hill Precinct and contributes significantly to the City's townscape, is a centre for creative industries and also contains a café as well as the Tourist Information Centre.
- 1.2 The Storey Gardens are screened from Meeting House Lane by a substantial stone wall along the site's southern boundary. There is a stepped gated entrance within the garden wall which historically allowed access from Meeting House Lane. The garden is divided into east and west sections by a brick wall which runs north/south across the site with two openings (which were historically gated) providing access between the two halves.
- 1.3 The walls are Grade II listed as is the Storey Institute. The site is within the Lancaster Conservation Area and the gardens are designated as Urban Greenspace in the Lancaster District Local Plan.

2.0 The Proposal

- 2.1 The application proposes the installation of two single metal gates, which will be have a maximum height of 2.03 metres and width of 0.87m, to be installed to the existing openings within the brick wall. It is also proposed to install a double metal gate mid-way up the steps within the opening in the stone boundary wall bounding Meeting House Lane. This gate will have an overall width of approximately 2 metres and a maximum height of 2.5 metres. The gates will be wrought iron and designed to reflect existing railings within the grounds of the Storey Institute. The scheme has been

submitted following liaison with the Council's Senior Conservation Officer who has provided advice regarding the design.

3.0 Site History

3.1 There is a considerable amount of planning history which relates to the Storey Institute, most of which seeks Listed Building Consent for minor internal and external alterations. The most recent and relevant is as follows:

Application Number	Proposal	Decision
15/01169/LB	Listed building application for the fitting of 3 replacement gates	Pending
14/00902/LB	Listed Building application for the installation of three gates	Withdrawn
14/00686/FUL	Erection of three gates	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	No comments received at the time of compiling this report. Any observations received will be reported verbally to Members at Committee.
County Highways	No objections.

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)

Paragraphs 7, 14 and 17 – Sustainable Development and Core Principles
 Paragraphs 56, 58 and 60 – Requiring Good Design
 Paragraphs 131 to 134 - Conserving and Enhancing the Historic Environment

6.2 Development Management DPD

Policy DM30 – Development Affecting Listed Buildings
 Policy DM31 – Development Affecting Conservation Areas
 Policy DM35 – Key Design Principles

7.0 Comment and Analysis

7.1 The key issues to consider in determining this application is whether the proposal is considered acceptable in terms of design and visual amenity in addition to heritage impacts.

7.2 The design for the gates has come forward following advice from Council's Conservation Team and is based on other metalwork within the curtilage of the Storey Institute. It is considered that all three gates will fill the openings appropriately and will add to the character and significance of the existing walls and surrounding gardens. Furthermore the gates will have the added benefit of improving the general security of the site.

7.3 Members may be aware of the ongoing wider renovation and improvements taking place within the gardens, with the walls having recently been repointed. It is considered that the replacement gates will make a positive contribution to these efforts while enhancing the visual amenity of the Conservation Area as well as the Listed building and its curtilage.

8.0 Planning Obligations

8.1 There are no planning obligations to consider as part of this application.

9.0 Conclusions

9.1 It is concluded that the scale and design is appropriate and that the historic fabric and architectural features of the Storey Gardens and surrounding Conservation Area will be preserved and enhanced by the scheme. The proposal is therefore considered to accord fully with the provisions of policies DM30, DM31 and DM35 of the Development Management DPD. Members are therefore advised that this application can be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard time limit
2. Development in accordance with approved plans

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