

Agenda Item A13	Committee Date 11 th January 2016	Application Number 15/01512/LB
Application Site 15 Middleton Road Heysham Morecambe Lancashire		Proposal Listed Building Application for the new window arrangement on the south elevation, installation of a flue, re-instatement of chimney pots to existing stacks, installation of double sided fireplace including the removal of the back of the fireplace, and removal of internal walls with the insertion of steel beams and relocation of internal doors on the ground floor
Name of Applicant Mr Stuart Bateson		Name of Agent Mr David Shepherd
Decision Target Date 25 January 2016		Reason For Delay None
Case Officer		Mr Andrew Clement
Departure		No
Summary of Recommendation		Approval subject to conditions

(i) Procedural Matters

This application would normally be considered under delegated powers. However the applicant is a City Councillor, and therefore the application must be determined by Planning Committee.

1.0 The Site and its Surroundings

1.1 The application relates to a residential dwelling previously converted from the former lodge/gate house to Heysham Hall. The property is a grade II listed building, constructed of squared sandstone walls over two storeys under a slate roof.

2.0 The Proposal

2.1 The application proposes external developments for the installation of a flue, re-instatement of five roll top chimney pots to existing stacks and a new extended height window in the former garage opening on the ground floor south facing elevation. Internally, the application seeks listed building consent for the removal of the back of the fireplace and internal walls on the ground floor, to be replaced by a double sided fireplace, insertion of a steel beams and the relocation of internal doors.

3.0 Site History

3.1 The only previous planning application for a satellite antenna in 2011 (Ref: 11/00564/LB) was withdrawn.

4.0 Consultation Responses

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

Consultee	Response
Parish Council	No observations received
Conservation Section	No objections subject to a condition for the finish of the new flue pipe

5.0 Neighbour Representations

5.1 None to date, site notice expires on 5th January 2016 and advertisement publication expires on 1st January 2016.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)
Paragraph 17 – Core planning principles
Section 7 – Requiring Good Design
Section 12 – Conserving and Enhancing the Historic Environment

6.2 Listed Building and Conservations Area Act 1990
Section 7 – Restriction on Works Affecting Listed Buildings
Section 17 – Power to Impose Conditions on Grant of Listed Building Consent

6.3 Development Management DPD
DM30 – Development Affecting Listed Buildings
DM35 – Key Design Principles

6.4 Lancaster District Core Strategy (adopted July 2008)
E1 – Environmental Capital

7.0 Comment and Analysis

7.1

- Principle of the Development
- Scale, Design and Landscape Impact on the Character of the Listed Building

7.2 Principle of the Development

The proposed interior development is to remove walls around an internal storage area and remove the back of the fireplace to create a double sided fireplace, larger kitchen area and relocate internal doors. The external alterations propose to extend the height of the window to the ground floor bedroom, reinstate five chimney pots and install a flue from a lean to roof of the ground floor store room for the relocated boiler. The principle of the development to a residential dwelling is consistent with DM35 and NPPF Paragraph 17 and Section 7.

7.3 Scale, Design and Landscape Impact on the Character of the Listed Building

The internal alterations proposed will remove the walls surrounding the internal storage area, increasing the size of the kitchen. The double sided fireplace, created by removing the fireplace back wall, will be visible from both the lounge and kitchen. The relocation of internal doors and addition of steel beams are required to facilitate these internal alterations. The conservation section have concluded that these internal developments will not unduly detract from the character or significance of the listed building.

7.4 The proposed alterations to reinstate the five new roll top chimney pots on the existing chimney stacks would be an enhancement to the listed building. This is also the case for the extended height bedroom window, which will retain the existing lintel and introduce new matching stone cill and mullions in a former garage opening, therefore not affecting the original stonework of the listed building. The proposed flue will protrude from the lean to roof of the externally accessed single storey store room to facilitate the relocated boiler. Although this represents new development to the exterior of the listed building, the proposed new flue is in a relatively concealed location in close proximity to outbuildings of neighbouring properties sited on a higher topography. With a condition to control the external finish of the proposed flue pipe, this development is considered acceptable.

7.5 The proposed works to the listed building are considered to be proportionate and of a sympathetic design to the listed building. The majority of the works are visually contained, and the most prominent external alterations will enhance the listed building. The developments are seen to comply with DM30, DM35 and NPPF paragraph 17, Section 7 and 12. This view is shared by the Conservation Section.

8.0 Planning Obligations

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

9.0 Conclusions

9.1 In conclusion, it is considered that the proposed 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 National Planning Policy Framework and is considered to be acceptable. As such, the Members are advised that this scheme can be supported subject to a condition to control the external finish of the proposed flue pipe.

Recommendation

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

1. ST02 – Standard 3 year timescale
2. ST08 - Development to be carried out in accordance to approved plans
3. Finish of flue pipe in matt black colour

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, 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