

Agenda Item A13	Committee Date 22 August 2016	Application Number 16/00824/LB
Application Site Ashton Memorial Williamson Park Wyresdale Road Lancaster	Proposal Listed building application for internal repair works to dome	
Name of Applicant Ms Sarah Price	Name of Agent Mr Frank Sedgwick	
Decision Target Date 23 August 2016	Reason For Delay None	
Case Officer	Mr Andrew Clement	
Departure	No	
Summary of Recommendation	Approval	

(i) **Procedural Matters**

This form of development would normally be dealt with under the Scheme of Delegation. However, Lancaster City Council is the applicant, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

1.1 Ashton Memorial (a Grade I Listed building) is located in Williamson Park (a Grade II Listed Registered Park and Garden, and Conservation Area) on the east side of Lancaster. It is a prominent landmark building situated on top of a hill affording views in all directions. It was built between 1905 and 1909 in memory of Lord Ashton's second wife, and was listed in 1953. The Ashton Memorial is a landmark building in the vicinity of Lancaster, visible from passing vehicles on the M6 as well as from the city of Lancaster and beyond to Morecambe and its bay. From these vantage points its impressive copper covered roof and Portland stone elevations are prominent. It is in the ownership of Lancaster City Council.

2.0 The Proposal

2.1 The application seeks listed building consent for internal repair works to the dome. The repair works will require the erection of birdcage scaffolding for access, in order to make good the corroding steelwork and plasterwork, then redecoration down to the cornice and of both full height staircases. To facilitate the refurbishments, the canvas paintings to the dome will be removed and later reinstated, and existing fittings and finishes will be protected during works. In addition, chipped paving stones will be made good and joints reappointed.

3.0 Site History

3.1 There have been a number of applications determined by the Local Planning Authority relating to works to the Ashton Memorial over the decades, but none that specifically relate to the current proposal. The last remedial works to the interior took place between 1985 and 1987.

Application Number	Proposal	Decision
01/85/0876	Listed Building Application to renovate and repair the damaged interior and exterior and introduce main services	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Section	No objection subject to a number of conditions regarding the agreement of the method of protecting fittings and finishes, condition survey of ground floor, colour, paint analysis and specifications of redecorated dome, and samples of plaster, repointing and mortar.
Historic England	No objection subject to a condition for a timeline for reinstatement of the murals
Georgian Group	No comments received during the statutory consultation period.
Victorian Society	No comments received during the statutory consultation period.
Society for the Protection of Ancient Buildings	No comments received during the statutory consultation period.
Twentieth Century Society	No comments received during the statutory consultation period.
Ancient Monument Society	No comments received during the statutory consultation period.
Council for British Archaeology	No comments received during the statutory consultation period.
The Garden Trust	No comments received during the statutory consultation period.

5.0 Neighbour Representations

5.1 No comments received during the statutory consultation period.

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 Development Management DPD
DM28: Landscape impacts
DM30: Development Affecting Listed Buildings
DM31: Development affecting Conservation Areas
DM35: Key Design Principles

6.3 Lancaster District Core Strategy
SC1: Sustainable Development
SC5: Achieving Quality in Design

7.0 Comment and Analysis

7.1 The key considerations arising from the proposal are:

- Principle of the development; and
- Scale, design and landscape impacts on the character of the Listed building, Conservation Area and Registered Park and Garden.

7.2 Principle of the Development

7.2.1 The application proposes internal repair works to the dome of the Grade I listed building Ashton Memorial in Williamsons Park. The plasterwork to the ground floor dome at the Ashton Memorial has shown signs of cracking, movement and separation from the structural steel framing, with canvas paintings attached to the dome showing signs of damage. Subject to the agreement of details and samples to ensure that the proposed repair works are sympathetic to the significant heritage asset, the principle of the development to repair the dome, paintings and paving within the Ashton Memorial is acceptable, and will sustain and enhance the significance of this heritage asset.

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

7.3.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM30, DM31 and DM32.

7.3.2 The proposed works seek to preserve this impressive Grade I Listed structure, which is a key building within the District. Whilst the interior of the Memorial is not the most prominent feature when viewed from a distance, it clearly forms an integral and significant part of this heritage asset. The internal appearance of the dome and attached paintings following the proposed works will not have altered significantly, although there will be benefits resulting from the restoration of these features, whilst the structure upon which they will sit will have been significantly improved to give them a sound base for the foreseeable future.

7.3.3 A significant amount of care and attention to detail will be required to preserve the dome, canvas paintings and interior of the memorial during the works. The overall acceptability of this proposal will rely on details, samples and methodology to be agreed. These elements should be subject to conditions to ensure an appropriate methodology, sympathetic samples and details, and appropriate timeline for the reinstatement of murals. Subject to the agreement of these details through conditions, the proposal will maintain and enhance the Grade I Listed building, to the benefit of this heritage asset and the wider Williamsons Park Conservation Area and Grade II Listed Registered Park and Garden. The proposed works are considered sympathetic and complies with policies DM28, DM30, DM31 and DM35 and Sections 7 and 12 of the NPPF, which guide development in relation to heritage assets and design.

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, this proposal does not adversely affect the character of the Listed building and will act to preserve one of the City's significant heritage assets. It is on this basis that Members are advised that this application can be supported, subject to a number of conditions to ensure the suitability of methodologies, details and samples.

Recommendation

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

1. Standard 3 year timescale
2. Works to be carried out in accordance to approved plans
3. Condition survey interior ground floor
4. Scheme for the protection of interior and fittings, including details of removal, secure storage, restoration and reinstatement where required
5. Methodology and details of dome paint
6. Details and sample of plaster, mortar and stone
7. Timescale for reinstatement of paintings/murals

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