

Agenda Item A10	Committee Date 6 February 2017	Application Number 16/01567/LB
Application Site Assembly Rooms King Street Lancaster Lancashire	Proposal Listed building application for the removal of internal walls and the construction of an internal draught lobby.	
Name of Applicant Ms Sarah Price	Name of Agent Mr Andrew Raynor	
Decision Target Date 6 February 2017	Reason For Delay Committee Cycle	
Case Officer	Mr Robert Clarke	
Departure	No	
Summary of Recommendation	Approval	

(i) **Procedural Matters**

This application is one which would normally be dealt with under the Scheme of Delegation but has been placed before the Planning Committee as the site is owned by the City Council.

1.0 The Site and its Surroundings

1.1 This application relates to a two storey building located on the west side of King Street. It is constructed of dressed sandstone to the front elevation and random rubble to other elevations, with a pitched roof finished in natural slate. The building is Grade II Listed and dates from 1759 with early and late nineteenth century alterations. It was originally constructed by the Trustees of the Penny's Hospital, which lies immediately to the south and is Grade II* Listed. The ground floor is currently used as an indoor market with a small café. The first floor is occupied by a dance studio with a separate ground floor access to the front elevation. The property lies within Lancaster Conservation Area.

2.0 The Proposal

2.1 This application seeks listed building consent for the removal and addition of internal partition walls to facilitate a change in layout to the existing kitchen and toilet facilities and for the construction of an internal draught lobby within the entrance to the building.

2.2 The proposed internal draught lobby will feature a maximum depth of 1.6m, a maximum width of 2.6m and a maximum height of 2.8m and will be constructed using 200mm partition walling whilst the automatic doors will be constructed using softwood to match the appearance of the existing external doors.

3.0 Site History

3.1 Since 1982, the application site has been the subject of a number of applications including change of use, listed building consent and advertisement consent. The most recent applications are detailed below.

Application Number	Proposal	Decision
08/00324/LB	Listed building application for repointing works to front elevation	Approved
10/01100/DPA	Emergency strengthening works to south gable involving internal restraint bars within floor construction and anchor plates on wall face of gable	Approved
13/00295/LB	Listed building application for remedial works to part of ceiling, re-pointing of south facing gable wall and repair plaster cornice in dance hall	Approved

4.0 Consultation Responses

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

Consultee	Response
Conservation Section	No objection in principle though amendments requested to the internal draught lobby.
Ancient Monuments Society	No comments received within the statutory consultation period
The Council For British Archaeology	No comments received within the statutory consultation period
Georgian Group	No comments received within the statutory consultation period
Society For The Protection Of Ancient Buildings	No comments received within the statutory consultation period
The Victorian Society	No comments received within the statutory consultation period
Twentieth Century Society	No comments received within the statutory consultation period
Property Services	No comments received within the statutory consultation period

5.0 Neighbour Representations

5.1 **No comments** received within the statutory consultation period

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF) – adopted March 2012

Paragraph 14 - Presumption in favour of sustainable development
Paragraph 17 - 12 core planning principles
Section 7 - Requiring Good Design
Section 12 - Conserving and Enhancing the Historic Environment

6.2 Local Planning Policy Overview – Current Position

At the 14 December 2016 meeting of its' Full Council, the local authority resolved to undertake public consultation on:

- (i) The Strategic Policies and Land Allocations Development Plan Document (DPD); and,
- (ii) A Review of the Development Management DPD.

This will enable progress to be made on the preparation of a Local Plan for the Lancaster District. It is envisaged that the public consultation will commence on 27 January 2017 and conclude on 24

March 2017, after which (if the consultation is successful), the local authority will be in a position to make swift progress in moving towards the latter stages of; reviewing the draft documents to take account of consultation outcomes, formal publication and submission to Government, and, then independent Examination of the Local Plan. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in 2018.

The **Strategic Policies and Land Allocations DPD** will replace the remaining policies of the Lancaster District Core Strategy (2008) and the residual 'saved' land allocation policies from the 2004 District Local Plan. Following the Council resolution in December 2016, it is considered that the Strategic Policies and Land Allocations DPD is a material consideration in decision-making, although with limited weight. The weight attributed to this DPD will increase as the plan's preparation progresses through the stages described above.

The **Review of the Development Management DPD** updates the policies that are contained within the current document, which was adopted in December 2014. As it is part of the development plan the current document is already material in terms of decision-making. Where any policies in the draft 'Review' document are different from those adopted in 2014, and those policies materially affect the consideration of the planning application, then these will be taken into account during decision-making, although again with limited weight. The weight attributed to the revised policies in the 'Review' will increase as the plan's preparation progresses through the stages described above.

6.3 Development Management DPD

DM30: Development Affecting Listed Buildings

DM31: Development affecting Conservation Areas

DM35: Key Design Principles

6.4 Lancaster District Core Strategy

SC1: Sustainable Development

SC5: Achieving Quality in Design

7.0 Comment and Analysis

7.1 The main issues in this particular case are:

- Principle of the development
- Scale, design and impacts on the character of the Listed building and Conservation Area

7.2 Principle of the Development

7.2.1 This application seeks consent for the alteration of the layout, through the removal and addition of partition walls of the existing kitchen and toilets to the rear of the property at ground floor level. These are within the late 19th Century rear extension. Furthermore, an internal draught lobby featuring automatic sliding doors will be constructed within the entrance of the property. These works are part of a general package of refurbishment works proposed for the ground floor of the building. It will create improved kitchen, toilets and changing facilities to help improve the operation of the building, whilst the proposed entrance lobby will overcome the draught and traffic noise problems which are created by having the external doors continually open when the premises are in use. It is considered that the principle of the proposed works is acceptable as they will contribute towards ensuring the existing use of the property remains viable therefore facilitating the continued use of this listed building.

7.3 Scale, Design and Impacts 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 and DM31.

7.3.2 With regards to the alteration to the layout of the kitchen and toilets, some sections of plain non-architectural walling will be removed. These sections of wall are within the late 19th century extension

to the rear of the original property and their removal will not impact upon the historical significance of the overall character of the property. Therefore this is considered to be acceptable. The proposed new sections of partition walling will feature a steelwork frame finish with a plasterboard lining. The Conservation Officer is satisfied with these proposals.

- 7.3.3 It is considered that the original 1759 main hall forms an integral and significant part of this heritage asset. The footprint of the lobby is smaller than a standard entrance lobby to avoid it appearing as a dominant feature within the main hall. However, concerns were raised by Officers with the initial proposal as it was considered that the blank partition walling failed to respect the historic character of the original hall. Following negotiation, amendments were made to the design so that it appears as a more sympathetic addition. The amendments include the addition of vertical glazing to the walls which break up the mass of the lobby making it less intrusive within the hall. The addition of a dado rail, moulds to the roof edge and door, and a plinth block to the door's architrave add architectural interest to the lobby which will respect the historic significance of the main hall. It is acknowledged that the proposed lobby will intrude into the open space of the hall. However, having regard to paragraphs 134 and 135 of the NPPF, the benefits of the proposal in terms of reducing draughts, heat loss and noise penetration are concluded to outweigh the potential harm to the heritage asset that the introduction of the lobby may present. The lobby will contribute to safeguarding the existing use of the property, which is a public benefit. The majority of the works are internal though some views of the draft lobby will be achieved from within the public domain. It is considered that its presence and impact within the surrounding Conservation Area will be minimal. Therefore from a conservation and heritage perspective the proposal is considered to be in compliance with policies DM30 and DM31 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 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 with the approved plans
3. Samples to be submitted and agreed (unless otherwise resolved prior to the Committee Meeting)

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.

Background Papers

None.