

Agenda Item A15	Committee Date 13 November 2017	Application Number 17/01207/LB
Application Site The Storey Meeting House Lane Lancaster Lancashire	Proposal Listed Building application for the replacement of a timber door with a powder coated automated aluminium door to the rear elevation	
Name of Applicant Ms Sarah Price	Name of Agent Mr Dave Barton (Design Group - Projects Team)	
Decision Target Date 23 November 2017	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 owner of the subject property, and as such the application must be determined by the Planning Committee.

1.0 The Site and its Surroundings

- 1.1 The Storey Institute was designed by Paley and Austin and constructed between 1887 and 1891. 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 dominates the approach to the Castle Hill Precinct and contributes significantly to the city's townscape. The building is constructed in sandstone ashlar with a slate roofs, and is in Jacobean Revival style. It has façades on two fronts, with a turret on the corner, with a lead dome surmounted by a spirelet.
- 1.2 The Storey, as it is now known, is a centre for creative industries and also contains a café as well as the Tourist Information Centre. The building is used by a number of businesses and hosts a variety of events including business conferences, seminars and networking, film, music and theatrical recitals, literacy performances, workshops and art exhibitions.
- 1.3 The Storey is a Grade II Listed building. The site is within the Lancaster Conservation Area and the gardens are designated as Urban Greenspace in the Lancaster District Local Plan. There are numerous other Listed buildings within the vicinity of the application site.

2.0 The Proposal

- 2.1 The application seeks Listed Building Consent for the installation a powder coated automated aluminium door in place of an existing timber door to the north facing rear elevation.

3.0 Site History

- 3.1 There is a considerable planning history relating to the Storey Institute, predominantly seeking Listed

Building Consent for minor internal and external alterations. The most relevant is detailed below.

Application Number	Proposal	Decision
98/00060/LB	Listed Building application for construction of a ramp and steps	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection subject to condition to be powder coated finish to match existing colour scheme other external doors on the building.
Property Services	No observation received within the statutory timescale.

5.0 Neighbour Representations

5.1 No observation received at the time of writing, though the statutory timescale expires on 27 October 2017 so any comments received will be verbally reported to the Planning Committee.

6.0 Principal National and Development Plan Policies

6.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development (**paragraph 14**). The following paragraphs of the NPPF are relevant to the determination of this proposal:

Paragraph **17 – 12** Core Principles

Paragraphs **56, 57, 60** and **64** – Requiring Good Design

Paragraphs **131 to 134** – Conserving and Enhancing the Historic Environment

6.2 Development Management DPD

DM4 – The Creation and Protection of Cultural Assets

DM30 – Development affecting Listed Buildings

DM31 – Development affecting Conservation Areas

DM32 – The Setting of Designated Heritage Assets

DM35 – Key Design Principles

6.3 Lancaster Core Strategy

SC5 – Achieving quality in design

6.4 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 enabled progress to be made on the preparation of a Local Plan for the Lancaster District. Public consultation took place from 27 January 2017 to 24 March 2017. Whilst the consultation responses are currently being fully considered, the local authority remains 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.

7.0 Comment and Analysis

7.1 The key issue to consider in determining this Listed building application is whether the proposal is considered acceptable in terms of its impacts upon the historic fabric and architectural merit of the Grade II Listed building, setting of adjacent heritage assets and the Lancaster Conservation Area.

7.2 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 DM31 sets out that new buildings within Conservation Areas will only be permitted where it has been demonstrated that:

- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used; and,
- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.

7.4 Whilst the proposal is not for a new building, the same criteria apply when assessing the application. The existing solid timber door is used as a fire escape, but has been identified as the most suitable location for a disabled access from The Storey Institute building to the associated garden area. The proposed work is required to improve accessibility and increase independence for people with disabilities travelling from the main building to the soon to be restored Taste Garden, thereby improving access for all. The proposed new door requires an automated opening mechanism and tall glazing panel to provide visibility through for those about to enter or exit the building. The principle of the works is considered to be acceptable and compatible with the use of the building, subject to a sympathetic design that does not detract from the heritage assets.

7.5 The design of the proposed aluminium and glazed doorway has been amended to reduce the area of glazing following advice from the Council's Conservation Team. The amended door is to feature 1.8 metre tall glazing panel just 0.17 metres wide, with the remaining door constructed of aluminium frame with an aluminium panel. This solid appearance is considered to be sympathetic to the Listed building in this location. Although replacing an existing timber door with more modern aluminium and glass materials, these materials are considered to be suitable given that there are existing examples of both aluminium and steel plated doors to the rear elevation of The Storey. The new door is to be installed within the existing door opening, and the proposed design, materials and finish are considered to cause no undue harm to the Listed building, subject to a condition to be powder coated in a colour to match the adjacent colour scheme.

7.6 The north facing rear elevation of The Storey is visually contained by adjacent buildings and

boundary treatments, and is not visible from a public aspect external to the site. The works will therefore have negligible impact upon the Lancaster Conservation Area and setting of nearby Listed buildings.

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 Institute and surrounding Conservation Area and setting of Listed buildings will be preserved by the scheme. The proposal is therefore considered to accord with the provisions of policies DM4, DM30, DM31, DM32 and DM35 of the Development Management DPD. Members are advised that this application can be supported.

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 amended approved plans
3. Door finished in a matt colour to match existing colour scheme other external doors on the building.

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:

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.