

Agenda Item A13	Committee Date 5 February 2018	Application Number 17/01530/LB
Application Site Ryelands House Owen Road Lancaster Lancashire	Proposal Listed building application for replacement render to the exterior and interior of the rear courtyard walls and the installation of a door in an existing opening	
Name of Applicant Ms Sarah Price	Name of Agent Mr Andrew Raynor	
Decision Target Date 15 February 2018	Reason For Delay N/A	
Case Officer	Mrs Kim Ireland	
Departure	No	
Summary of Recommendation	Approval	

(i) Procedural Matters

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

1.0 The Site and its Surroundings

- 1.1 The site is located towards the northern end of Lancaster, within Ryelands Park. It is within a group comprising three buildings which are set back from both the A6 and Torrisholme Road and are heavily screened by mature trees. Ryelands House is a Grade II Listed building that dates from around 1836 with additions in 1883 by Paley and Austin. The building is designed principally as an L- shape with an additional wing forming an overall square shape enclosing a small yard area. The building is constructed in sandstone with sandstone dressings and a slate roof.
- 1.2 The building is currently used as an NHS health centre with the adjacent buildings used as a nursery and a children's centre.

2.0 The Proposal

- 2.1 The application seeks listed building consent for the replacement render to the exterior and interior of the rear courtyard walls and the installation of a door in an existing opening.

3.0 Site History

- 3.1 There is no planning history associated with Ryelands House. However, there are works which have been carried out on the adjacent buildings that include:

Application Number	Proposal	Decision
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14/00070/CU	Change of use from offices (B1) to children's nursery (D1), creation of external play area and erection of new security fence	Permitted
14/00071/LB	Listed building consent to facilitate the change of use from offices (B1) to children's nursery (D1) and erection of new security fence	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

5.0 Principal National and Development Plan Policies

5.1 National Planning Policy Framework (NPPF)

Paragraph 17 - 12 Core Principles
 Paragraphs 67 and 68 – Requiring Good Design
 Paragraphs 131 to 134 – Conserving and Enhancing the Historic Environment

5.2 Local Planning Policy Overview – Current Position

At the 20 December 2017 meeting of its Full Council, the local authority resolved to publish the following 2 Development Plan Documents (DPD) for submission to the Planning Inspectorate:

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

This enables progress to be made on the preparation of a Local Plan for the Lancaster District. The DPDs will be published in February, after which there will be a 6 week period for representations prior to the submission of the documents to the Planning Inspectorate for independent Examination. If an Inspector finds that the submitted DPDs have been soundly prepared they may be adopted by the Council, potentially in late 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 2017, 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.

5.3 Development Management DPD

DM30 – Development affecting Listed Buildings
DM35 – Key Design Principles

6.0 **Comment and Analysis**

- 6.1 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.
- 6.2 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 policy DM30.
- 6.3 The existing rear courtyard walls allow penetrating damp to damage the internal plaster finish and provide minimal thermal insulation to the existing toilets to the ground floor. The proposed replacement render to the exterior and interior of the rear courtyard walls is required to improve thermal insulation, eliminate the penetrating damp and will improve the external appearance. The proposed installation of a door in the existing opening will enclose an external store. This will aid with the thermal insulation as the external store adjoins the existing toilets to the ground floor.
- 6.4 The proposed replacement render is to consist of a smooth self-coloured finish that is to match that of the adjacent ashlar stonework. The proposed door to be installed into the existing opening will be a framed, ledged, braced and battened softwood door that will be painted to match the existing paintwork. The proposed works are contained within the internal yard area that cannot be viewed from within the street scene. Therefore the replacement render and the installation of a door is not considered to impact or unduly harm the architectural significance of the Listed building, and is thought to be an enhancement which will help continue the use of the building.

7.0 **Planning Obligations**

- 7.1 Given the nature of the proposal there are no requirements for a legal obligation.

8.0 **Conclusions**

- 8.1 In conclusion, this proposal does not adversely affect the character of the Listed building and is thought to improve the thermal insulation and eliminate the penetrating damp that the building is experiencing. This will enhance the building and will help continue the use of the building. It is on this basis that Members are advised that the application can be supported.

Recommendation

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

1. Standard Listed building time limit
2. Development to accord to approved plans

Background Papers

None