

DECISION DATE 2 January 2007	APPLICATION NO. 06/01363/LB A11	PLANNING COMMITTEE: 22 January 2007
DEVELOPMENT PROPOSED LISTED BUILDING APPLICATION FOR ALTERATIONS TO SHOP FRONT		SITE ADDRESS 219 MARINE ROAD CENTRAL MORECAMBE LANCASHIRE LA4 4BU
APPLICANT: Mr D Barker 3 Morecambe Road Morecambe LA3 3AA		AGENT:

REASON FOR DELAY

Awaiting consultation replies.

PARISH NOTIFICATION

N/A

LAND USE ALLOCATION/DEPARTURE

Within the Conservation Area of Central Morecambe as defined in the Lancaster District Local Plan.

STATUTORY CONSULTATIONS

Access Officer - Recommended addition of a ramp in the central seating area to cater for the change in level from front to rear and enable access to the rear for wheelchair users; door weight should be 20-25 Newtons.

County Highways - No objections.

OTHER OBSERVATIONS RECEIVED

None to date, any comments will be reported to Committee.

REPORT

This application is the listed building application in respect of the previous Committee agenda item for the proposed alterations to the shop front.

Under Section 16(2) of the 1990 Act, in considering whether to grant listed building consent, special regard shall be given to the “desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses”. The re-design of the shop front has been agreed by the City Council's Conservation team and it is consequently recommended that the application should be approved in accordance with the conditions outlined below.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear 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.

RECOMMENDATIONS

That **LISTED BUILDING CONSENT BE GRANTED** subject to the following conditions:-

1. Standard 3 year time limit
2. Development in accordance with approved plans
3. Precise details of shop front to be agreed.