

Agenda Item	Committee Date	Application Number
A9	14 October 2019	19/01103/LB

Application Site	Proposal
Ludus Dance Assembly Rooms King Street Lancaster	Listed building application for removal of external lighting from front elevation and replacement of a non-illuminated wall mounted sign and a non-illuminated hanging sign

Name of Applicant	Name of Agent
Mrs Elizabeth Cookson	N/A

Decision Target Date	Reason For Delay
1 November 2019	N/A

Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the building is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

**1.0 The Site and its Surroundings**

- 1.1 The application site is located on the west side of King Street within the city centre of Lancaster. The two storey building is constructed of sandstone with a slate roof. 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 north and is Grade II\* listed. The purpose of the building was to raise money for the hospital through entertainment. The ground floor is currently used as an indoor vintage 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 site is situated within Lancaster Conservation Area.

**2.0 The Proposal**

- 2.1 The proposal is seeking to install a replacement non-illuminated wall mounted sign and a replacement non-illuminated hanging sign. The proposed non-illuminated wall mounted sign will be 1.8m in width and 0.3m in height and will be made up of an aluminium composite panel with a vinyl over-laminate. The wall mounted sign will be fixed above the ground floor door to the front elevation. The proposed non-illuminated hanging sign will be 0.7m in width and 1m in height and will be made up of pvc foam board with a vinyl over-laminate. The hanging sign will be fixed via the existing bracket above the ground floor door on the front elevation, which provides access to the first floor. The proposed signage is required to reflect the new branding of Ludus Dance.
- 2.2 There is an existing spotlight that illuminates the existing hanging sign that is to be removed and two existing overhanging lights that illuminates the existing wall mounted sign are to be removed. Any holes that are left when the existing signs and lighting are removed will be made good with a natural mortar mix.

### 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 relevant application is detailed below.

Application Number	Proposal	Decision
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	Permitted

### 4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	<b>No objection</b> – the replacement signage is considered to be an enhancement to the existing signage and the removed lighting will de-clutter some of the external appearance of the Grade II listed building.

### 5.0 Neighbour Representations

- 5.1 No correspondence has been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

### 6.0 Principal National and Development Plan Policies

#### 6.1 National Planning Policy Framework (NPPF)

Paragraph **11** – Presumption in Favour of Sustainable Development  
Paragraphs **124**, **127** and **132** – Requiring Good Design  
Section **16** – Conserving and enhancing the historic environment

#### 6.2 Local Planning Policy Overview – Current Position

On 15 May 2018, and in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), Lancaster City Council submitted the following documents to the Secretary of State (Planning Inspectorate) for examination:

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

The Examination Hearing Sessions took place between the 9 April 2019 and the 1 May 2019. The Council has published the proposed Main Modifications to the Local Plan. An eight-week consultation into the modifications expired on 7 October 2019.

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.

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.

Given the current stage of both DPDs, it is considered that some weight can be attributed to the policies contained therein subject to the extent to which there are unresolved objections to the relevant policies and their consistency with the National Planning Policy Framework.

#### 6.3 Development Management DPD

**DM6** – Advertisements  
**DM30** – Development affecting Listed Buildings  
**DM31** – Development affecting Conservation Areas  
**DM35** – Key Design Principles

## **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.
- 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 and DM31.
- 7.3 The proposed replacement non-illuminated wall mounted sign and replacement non-illuminated hanging sign will not have a significant impact on the Conservation Area or the Listed building, particularly as the signage is similar in size to the existing signage and will be in the same position on the front elevation. The removal of the existing lighting is seen as an improvement to the building, given they are dated, no longer required and will de-clutter the external appearance. The proposal is seen to have a neutral impact upon the character and appearance of the building and area and the proposed signage is seen as an enhancement to the existing signage.

## **8.0 Planning Obligations**

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

## **9.0 Conclusions**

- 9.1 The proposed signage and removal of existing lighting is seen to have a neutral impact the character and appearance of the Listed building and surrounding Conservation Area, and it is on this basis that the application is recommended for approval.

## **Recommendation**

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

1. Listed Building 3 year timescale
2. Development to accord to approved plans

## **Background Papers**

None