

Agenda Item	A11
Application Number	20/00253/FUL
Proposal	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels
Application site	Lancaster Music Co-op, 1 Lodge Street, Lancaster, Lancashire
Applicant	Lancaster City Council
Agent	Miss Jo Clark
Case Officer	Ms Rebecca Halliwell
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The application site relates to a former warehouse building which abuts the fly tower to the rear of the Grand Theatre, which is a Grade II Listed building dating from 1782. The date of the warehouse itself is uncertain but it does appear on the c.1890 OS map and is considered to be a non-designated heritage asset. The building is also situated in the Lancaster Conservation Area.

1.2 The building is made up of a large top-lit warehouse of coursed and rubble local sandstone with an adjoining lean-to structure to the rear. Window openings are informal and functional throughout, having been blocked in some areas to facilitate the change of use. On the eastern side, the complex incorporates a single surviving unit of the terrace which appears on the map of 1890. The building currently appears to be in a poor state of repair.

2.0 Proposal

2.1 Planning permission is sought for the relevant demolition of the existing rear extension, the construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels. The roof is in a very poor state of repair and as such replacement flashing and valley gutter will need to be installed to the listed building adjacent. The impact of this upon the Listed Building is assessed as part of application 20/00254/LB (agenda item A12). The existing lean to at the rear of the property is also in disrepair. The demolition of this will allow the installation of rendered buttresses in its place to stabilise the gable wall of the main warehouse. The Design & Access statement states that these will be temporary measures and this area will be re-visited through the redevelopment of the external space to the Grand Theatre and the re-development of the Canal Quarter.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Description	Decision
19/00562/PRETWO	Pre-application request for the segregation of rear lean-to from main building and to make safe	Closed
19/00561/PRETWO	Pre-application request for the full repair of rear lean-to	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by SoS
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Withdrawn
07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS

4.0 Consultation Responses

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

Consultee	Response
Conservation Section	No objection subject to conditions requiring the submission of materials to be agreed prior to their use in the development.
National Amenities Society	No comments received
Canal and River Trust	No comments

4.2 Two letters of representation have been received regarding this application which raise no objection but have offered comments raising the following concerns:

- Plans represent a change of use as the first floor plan is labelled 'Performance Hall'. Any loud music performed on this floor would incur noise issues due to no sound protection.
- Impact upon Grand Theatre – permitting the change of use without effective sound proofing measure will compromise the integrity of the Grand Theatre as a historical theatrical value.

- Conflicts with already approved plans – the proposed buttress system will conflict with the design of the car park “levelling off” under the new foyer proposals which have already received planning permission.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- **Principle of the development** (NPPF Section 2: Achieving Sustainable Development);
- **Design / Visual Impact** (Development Management DPD Policy DM35, emerging Development Management DPD (2020) Policy DM29 and NPPF Section 12: Achieving well-designed places);
- **Impact upon Heritage Assets** (Development Management DPD Policies DM30, DM31, DM32 and DM33, emerging Development Management DPD (2020) Policies DM37, DM38, DM39 and DM41, NPPF Section 16: Conserving and enhancing the historic environment and Planning (Listed Buildings and Conservation Areas) Act 1990);
- **Amenity Impact** (Development Management DPD Policy DM35 and emerging Development Management DPD (2020) Policy DM29)

5.2 Principle of development

5.2.1 The building is currently in a very poor state of repair and left as such will only deteriorate further. The works described in the application will ensure the building is safe and watertight encouraging long term building use and continued maintenance. In accordance with the NPPF’s presumption in favour of sustainable development, which should proceed without delay, the principle of the development is accepted, subject to assessment of the following matters and not prejudicing the future of the Grand Theatre – one of the city’s key cultural facilities.

5.3 Design / Visual Impact

5.3.1 Policy DM35 of the DM DPD and Policy DM29 of the emerging Local Plan both require a good standard of design, require proposals to enhance and reinforce the established character of the locality, and require proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed works will help restore the application building and enhance the significant of the warehouse and surrounding area. The proposed works would allow the continuation of an active use of this building.

5.4 Impact upon Heritage Assets

5.4.1 As a warehouse sited in close proximity to other industrial structures on St Leonard’s Gate and Brewery Lane, the building has evidential value as a contributor to the industrial archaeology of Lancaster, and of the Lancaster Conservation Area. This is augmented somewhat by the survival of a single unit of the former terrace on the eastern side. Likewise, illustrative historical value can be derived from the building’s design, scale and position in Lancaster as visual markers of the type of industry which once took place in this area. Limited aesthetic value is derived from the building’s Lodge Street elevation, with its clearly functional arrangement of openings. This is significantly compromised by the building’s poor state of repair. Very little aesthetic value may be attributed to the rear lean-to. There is no relevant communal value derived from this part of the building. The building forms part of the setting of the Grade II listed Grand Theatre. While the Lodge Street elevation has a neutral impact on the rear elevation of the theatre, views of the building from St Leonard’s Gate and the car park to the north currently have a negative impact on the setting of the theatre.

5.4.2 The Listed Building and Conservation Areas Act requires that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the heritage asset. This is reiterated by policies DM30, DM31, DM32 and DM33 of the DM DPD and emerging DM DPD (2020) Policies DM37, DM38, DM39 and DM41. In this regard, the heritage assets include the listed Grand Theatre, the application site which is a Non-Designated Heritage Asset and the surrounding Conservation Area.

- 5.4.3 The proposal involves alterations to the external facades of the property. It is considered that these will have a positive impact on the architectural and historic interest of Lancaster Conservation Area and the setting of the Listed Building. The works will enhance the positive contribution the application building will have to the local character and distinctiveness of the Conservation Area.
- 5.4.4 The Conservation consultee shares this conclusion, and therefore the proposal is considered to cause no harm to heritage assets. The works and repair of the Music Co-op will have a positive impact on the significance of the building.
- 5.5 Amenity Impact
- 5.5.1 The proposed works seek to repair the application property to ensure no further deterioration occurs. It is, therefore, considered that the proposed works will have a negligible impact upon amenity of nearby properties.
- 5.6 Other Matters
- 5.6.1 Comments have been received about 2 issues, namely details within the submitted plans and the proposals impact on the Grand Theatre. The case officer is in discussions with the agent about this matter and a verbal update will be provided at the Committee meeting.

6.0 Conclusion and Planning Balance

- 6.1 The proposed development will have a positive contribution to the application site and surrounding Conservation Area. The works will repair the building and prevent further deterioration. Overall, the proposed development complies with policies contained within the current and emerging Development Plan, the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that planning permission is granted subject to the proposal not jeopardising the future of the Grand Theatre.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control
2	Approved Plans	Control
3	Submission of Materials and Finishes	Pre commencement
4	Rooflights and roof hatches as per submitted details	Control

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.