

Agenda Item	A6
Application Number	19/01569/LB
Proposal	Listed building application for the removal of the side extension and external staircase, construction of a pitched roof to existing dormer, installation of a roof light and replacement rainwater goods, construction of a new entrance in existing window opening to the side, new window openings to all elevations, removal of doorway opening on the first floor and construction of a new doorway opening and ramp to form new front entrance and construction of internal partition walls, and provision of new slate roofing
Application site	Derby Home, Pathfinders Drive, Lancaster, Lancashire
Applicant	Oakmere Homes
Agent	Mr Peter Whittingham
Case Officer	Mr Mark Potts
Departure	No
Summary of Recommendation	Approval

1.0 Application Site and Setting

1.1 Derby Home was designed and built in 1912-13, and is a stone built rectangular structure of a domestic Gothic style beneath a gauged slate gable roof. The rectangular core of the building is a storey and a half high with an additional storey with a habitable projecting eastern wing and a modern single-story structure to the south. The building has been terraced into the slope on its western edge and a part subterranean cellar has been created beneath the northern half of the building. The proposal is situated in the proximity of seven listed buildings and due to its historic connection and association with Royal Albert Hospital (Grade II*), Derby Home is considered to be curtilage listed. The wider site location is referred to in greater detail in the Committee report for planning application 19/01568/FUL.

2.0 Proposal

2.1 Listed building consent is sought for the conversion of Derby Home into 8 residential apartments. Externally the changes will involve the demolition of a flat roof extension on the south facing elevation, including the current external staircase at the southern edge of the eastern elevation. There is a present timber infill within the northern elevation which is also proposed to be demolished. Replacement windows are proposed, and there will be a need for replacement stonework in some locations. Internally there will be some subdivision to facilitate the development and this would involve the demolition of some internal sub-divisions and the construction of new ones.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. Those most pertinent are noted below:

Application Number	Proposal	Decision
19/01568/FUL	Erection of 54 dwellings, 1 3-storey building comprising 8 2-bed apartments and conversion of Derby Home to 8 apartments, regrading of land, creation of parking areas, internal roads including associated upgrading works to Pathfinders Drive, footpaths, drainage infrastructure and provision open space	Pending Consideration
17/01076/LB	Listed Building application for the conversion of Derby Home into six apartments (C3)	Approval subject to applicant entering into Section 106 on the associated full application – still to be issued.

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection to the proposals. With respect to the conversion of Derby Home, they consider there would be a degree of harm caused by the subdivision. However, this would be less than substantial. Overall they support the applicant's proposals.
Historic England	No observations to make on the planning application.
National Amenity Societies	No observations received to the proposal.
Lancashire County Specialist Advisory Service Archaeology	No objection though recommends that the building is subject to a Level 3 standard survey.

4.2 No representations have been received directly in relation to this listed building application, though there has been a number of representations received in respect of 19/01568/FUL as noted within its associated Committee report.

5.0 Analysis

5.1 The key consideration in the assessment of this application is:

Preserving the future of the Grade II* Derby Home (Development Management DPD Policy DM37 Development affecting listed buildings, DM39 - The setting of Designated Heritage Assets, DM42 Archaeology, National Planning Policy Framework Section 16 – Conserving and Enhancing the Historic Environment)

5.1.1 The NPPF states that when considering the impact of a proposed development on the significance of a designed heritage asset, great weight should be given to the asset's conservation. Similarly, the local planning authority in exercising its planning function should have regard to s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states "*In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*". Paragraph 192 of the NPPF seeks to express the statutory presumption set out in S66(1) of the 1990 Act. How the presumption is applied is covered in the following paragraphs of the NPPF, though it is clear that the presumption is to avoid harm. The exercise is still one of planning judgement but it must be informed by the need to give special weight to the desirability to preserve the heritage asset.

- 5.1.2 The scheme seeks permission to remove the existing flat roof extension to the south elevation (which has in principle already the benefit of listed building consent for its removal), including the timber extension to the north elevation and the stairs on the front elevation are also proposed to be removed. No window detail has been proposed, though it is expected new windows, which should be timber, are incorporated. Whilst this is less than ideal it is considered that this issue can be addressed by means of planning condition. This is a view shared by the Conservation Officer.
- 5.1.3 Internally there will be a degree of harm associated with the subdivision of Derby Home, though this would be less than substantial harm and a building record condition would help assist in mitigating some of the harm caused by the subdivision (which the Conservation Officer and the County Archaeologist supports). Derby Home has been boarded for some time, and no internal access was made available for its assessment in 2019, but as part of earlier proposals on this site the assessment was able to utilise previous surveys.
- 5.1.4 There will be some harm due to the subdivision, but the conversion will involve the removal of the modern extension on the principle elevation, therefore, better revealing the aesthetic value of the building and fundamentally contributing to its long term use and conservation. Planning conditions are recommended concerning the stonework repair, building materials (to include window, door, stone samples, rainwater goods and flue and vent details) together with any replacement roofing material, and a Level 3 building record analysis to be undertaken.
- 5.1.5 On balance, it is considered that there will be harm caused to Derby Home, though this would amount to less than substantial harm. It is considered that the development would amount to less than substantial harm but this is outweighed by the public benefits associated with restoring this curtilage listed building and bring it back into use and it is considered that the development complies with Policies DM37, DM39 and DM42 of the Development Management DPD.

6.0 Conclusion and Planning Balance

- 6.1 The Local Planning Authority is supportive of the conversion of Derby Home which retains heritage value on several levels and, as such, is considered to be of district/local heritage significance. Whilst its conversion and retention are silent within Policy H6 of the SPLA element of the Local Plan, officers are pleased to see it come forward for conversion. The exterior of Derby Home largely retains its original appearance and has some visual connection with the adjacent listed buildings. Whilst internally in poor condition, the original layout and character of the ground floor spaces appears to have been retained and the function of each space can be understood.
- 6.2 The proposed development will involve the renovation and consolidation of a building that has been derelict for an extended period of time, and as a result its condition has deteriorated, and therefore the proposed development would ensure the long term survival of the building, albeit altered for the foreseeable future.

Recommendation

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

Condition no.	Description	Type
1	Standard Timescale 3 year	Control
2	Approved Listed Building Plans	Control
3	Agreement of materials to be utilised	Pre-commencement
4	Level 3 building recording survey	Pre-commencement
5	Stonework Repair Methodology	Pre-commencement
6	Detail of the ramp access to the front elevation	Pre-commencement