

Agenda Item	A7
Application Number	20/00691/LB
Proposal	Listed building application for the removal and installation of partition walls and internal doors, and the installation of new ducting and a stairlift
Application site	Bay Radio Ground & First Floor 26 St Georges Quay Lancaster
Applicant	Miss Caroline Nugent
Agent	N/A
Case Officer	Mr Stephen Gill
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

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

1.0 Application Site and Setting

1.1 The site is a Grade II listed building, situated on St Georges Quay by the River Lune in Lancaster Conservation Area (Character Area 1: The Quay). The site formally accommodated a radio station, Heart Radio. It was also the building where Reebok started its life. No. 26 was originally built in 1750 as a warehouse that served the quayside, during Lancaster's Golden Age as a port.

2.0 Proposal

2.1 The application seeks Listed building Consent for the following internal works:

- Installation of a stairlift;
- Removal of some existing partition walls and installation of new partition walls and new doors; and
- Internal ducting to link to the new extraction at the rear

2.2 It should be noted that the proposal originally included provision for the installation of 3 external vents to the rear elevation, but following discussions with the applicant these have been removed from the application.

2.3 The internal changes are proposed to accommodate a change of use of the building from a former radio station and associated offices to a mixed-use unit comprising offices and a health and wellbeing centre. A planning application was also submitted for the change of use (20/00485/FUL. However, it was found not to require planning permission, so was subsequently withdrawn.

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	Proposal	Decision
07/00669/LB	Listed Building application for demolition of buildings to rear and alterations and reinstatement of rear flank wall	Refused
05/01649/ADV	Erection of replacement signage and logo	Permitted
20/00485/FUL	Change of use of former radio station and associated offices (B1) to a mixed-use unit comprising offices and a health and wellbeing centre (B1/D1) and the installation of 3 vents to the rear	Withdrawn

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection

- 4.2 No neighbour comments received to date.

5.0 Analysis

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

- Impact on Heritage Asset
- Impact on Conservation Area

- 5.2 Impact on the Heritage Asset (NPPF Section 16 (Conserving the Historic Environment) & DPD Policies DM37 & DM39)

- 5.2.1 The impact of these proposals on the Listed building must be assessed according to the statutory duties of the Local Planning Authority under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, Development Management DPD policies DM37, DM38 & DM39 and NPPF paragraphs 192-196 are also relevant in assessing this proposal.

- 5.2.2 NPPF Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 5.2.3 When considering the internal alterations, these involve the removal of some partition walls to help accommodate the new proposed use. New partition walls will be inserted to help create a nurse's room, doctor's rooms, duty/staff room and storage facilities, which is considered acceptable. In relation to the ducting, this will be connected to the existing ventilation system and will be enclosed, and the boxes will be covered in fire rated plaster, which the Conservation Officer considers to be acceptable. The stairlift will be situated in the northern section of the building and the fixing and siting of this are considered to not have an adverse impact to the internal or historical features of the Listed Building, which is considered to be acceptable.

- 5.2.4 In conclusion, these changes are minor and are considered reasonable to accommodate the new use of the building. The Conservation Officer concludes that these proposed changes have a neutral impact to the Listed building and will have no unacceptable adverse effects. The proposed changes do not amount to substantial or less than substantial harm to the Listed building or its setting, and as a result the harm does not need to be weighed against the public benefits of the scheme in

accordance with NPPF Paragraph 196, given the proposal. Notwithstanding this, the development will keep the building in a viable use, which is a significant public benefit.

5.3 Impacts to the Conservation Area (NPPF Section 16 - Conserving the Historic Environment) & DPD Policies DM38)

5.3.1 The site sits in a Conservation Area and policy DM38 is relevant. Policy DM38 states that development within Conservation Areas will only be permitted where it has been demonstrated that:

- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used;
- Proposals will not have an unacceptable impact on the historic street patterns / boundaries, open spaces, roofscape, skyline and setting including important views into and out of the area;
- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area

5.3.2 When considering the requirements of policy DM38, the proposal does not have an adverse impact on the Conservation Area. Given that all changes are internal, the proposal will have no impacts on visual amenity and the wider setting of the Conservation Area and will not result in the loss of features that contribute to the special character of the Conservation Area. Therefore, in conclusion, the proposal complies with the requirements of policy DM38.

6.0 Conclusion and Planning Balance

6.1 In summary, the works to the Listed building are considered acceptable. The internal proposals would not be an undue and dominant addition to the building. The proposal meets the criteria set out in the policy context set out in the Development Management DPD (July 2020) and the Strategic Policies and Land Allocations DPD (July 2020).

Recommendation

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

Condition no.	Description	Type
1	Standard 3 year timescale	Compliance
2	Development to be carried out in accordance to approved plans	Compliance

Background Papers

None