

DECISION DATE 23 March 2007	APPLICATION NO. 07/00108/LB A9	PLANNING COMMITTEE: 19 March 2007
DEVELOPMENT PROPOSED LISTED BUILDING APPLICATION FOR THE DEMOLITION OF GARAGES IN CONNECTION WITH THE ERECTION OF 9 FLATS AND 2 HOUSES		SITE ADDRESS FLEET HOUSE NEW ROAD LANCASTER LANCASHIRE LA1 1EZ
APPLICANT: Y M C A New Road Lancaster		AGENT: Fisher Wrathall

REASON FOR DELAY

None.

PARISH NOTIFICATION

None.

LAND USE ALLOCATION/DEPARTURE

The site lies partly within the City Conservation Area, and partly within the Castle Conservation Area. The adjacent building is a Grade II listed structure. The properties to the east on New Street are designated as Key Townscape Features.

STATUTORY CONSULTATIONS

English Heritage - No comment to make - the application should be determined in accordance with national and local planning policies.

County Archaeologist - It is likely that previous disturbance at the site will have limited any archaeological finds. However a programme of archaeological work should be agreed via a planning condition.

Victorian Society - Awaited

Society for the Protection of Ancient Buildings - Awaited

Ancient Monuments Society - Awaited

OTHER OBSERVATIONS RECEIVED

None

REPORT

This application should be considered in association with application 06/01495/FUL, which appears elsewhere in this schedule.

The proposal is for Listed Building Consent for the development described in the report on application 06/01495/FUL and the comments set out therein also apply to this application.

For clarity the buildings being demolished are not listed but the building known as 'Pye's Building' is a Grade II listed building.

The principle of development in this location was established in 2005. This slightly larger scheme forms an acceptable proposal that generally follows the pre-application advice provided by the Local Planning Authority, and is an appropriate addition to the Conservation Area that respects the scale and design of the adjoining listed building.

Members are advised that this is a proposal that can be supported.

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 listed building consent.
2. Demolition of the existing buildings shall not occur until a contract for undertaking the redevelopment works has been signed.
3. Hours of construction including demolition condition.