

DECISION DATE 27 February 2007	APPLICATION NO. 07/00009/LB A15	PLANNING COMMITTEE: 19 March 2007
DEVELOPMENT PROPOSED ALTERATION OF INTERNAL WALLS		SITE ADDRESS FLAT 2 11 CABLE STREET LANCASTER LANCASHIRE LA1 1HD
APPLICANT: Ms R Robinson Flat 2 11 Cable Street Lancaster Lancashire LA1 1HD		AGENT:

REASON FOR DELAY

Committee Cycle.

PARISH NOTIFICATION

None.

LAND USE ALLOCATION/DEPARTURE

The property lies within the City Conservation Area.

STATUTORY CONSULTATIONS

Conservation Officer - No objections

OTHER OBSERVATIONS RECEIVED

None.

REPORT

It has been necessary to bring this application before Members as the property is in City Council Ownership.

The property that is the subject of this application is a Grade II listed 18th century Georgian town house that is located on the northern periphery of the City Conservation Area. The subject property is a first floor flat within the building.

This listed building application proposes the removal of two internal walls in order to allow better use of space within the flat. Having visited the property the Conservation Officer is satisfied that the alterations will improve living accommodation and reveal a currently hidden feature within the flat.

In conclusion, this proposal will not adversely affect the character of the listed building. The works are considered sympathetic and it is on this basis that Members are advised that this application 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 the application be referred to Government Office North West with a recommendation that **PERMISSION BE GRANTED** subject to the following conditions: -

1. Standard Listed Building consent.
2. Use as per approved plans.