

DECISION DATE	APPLICATION NO.	PLANNING COMMITTEE:
21 March 2007	07/00097/LB A23	19 March 2007
DEVELOPMENT PROPOSED		SITE ADDRESS
LISTED BUILDING APPLICATION TO DEMOLISH PARTITION WALLS TO CREATE CUSTOMER SERVICE CENTRE		TOWN HALL MARINE ROAD EAST MORECAMBE LANCASHIRE LA4 5AF
APPLICANT:		AGENT:
Lancaster City Council Town Hall Dalton Square Lancaster LA1 1PJ		2020 Liverpool

REASON FOR DELAY

Not applicable

PARISH NOTIFICATION

Morecambe Neighbourhood Council - No observations received

LAND USE ALLOCATION/DEPARTURE

Within the Conservation Area of Central Morecambe as defined in the Lancaster District Local Plan.

STATUTORY CONSULTATIONS

None.

OTHER OBSERVATIONS RECEIVED

None received at the time this report was prepared.

REPORT

Morecambe Town Hall is a Grade II Listed Building. It was completed in 1931 and was listed in November 2001. The listing description notes that original interior fittings survive throughout the building, including the panelled doors and light fittings.

The application is for Listed Building consent for internal alterations. These alterations will involve the demolition of a number of partition walls to create an open plan reception and customer service area. None of the proposed works will affect the external appearance of the building.

In terms of related policies, Policy E33 of the Lancaster District Local Plan states that internal alterations to a Listed Building, which would have an adverse effect on the special architectural or historic character or interests of the buildings or their surroundings, will not be permitted.

However, it does mention that some new alterations that may contribute to the future viability of the building should not be discounted.

As the alterations are only internal and do not affect the features of the original entrance or reception area they are considered not to have an adverse effect on the character of the Listed Building.

Members are recommended to grant consent.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to two sections of the Human Rights Act: Article 8 (privacy/family life), and Article 1 of the First Protocol (protection of property). 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 applicant be referred to Government Office North West with a recommendation that **PERMISSION BE GRANTED** subject to the following conditions: -

1. Standard three-year condition.
2. Development to be carried out in accordance with the approved plans.
3. Any original doors or light fittings removed shall be retained for use elsewhere in the building.