

Agenda Item	A10
Application Number	22/01448/LB
Proposal	Listed building application for the fixing of a sign next to the customer services entrance
Application site	Lancaster Town Hall Dalton Square Lancaster Lancashire
Applicant	Mrs Dawn Moss
Agent	N/A
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approval

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The site to which this application relates is Lancaster Town Hall at Dalton Square in the city centre. The building was constructed 1906-1909, is of sandstone ashlar and is Grade II* listed. The building is also situated in the Lancaster Conservation Area and within the setting of numerous other listed buildings.

2.0 Proposal

2.1 This application seeks listed building consent for the fixing of a sign next to the Customer Services entrance. The sign measures approx. 22cm in width and 70cm in height and features white text on a blue background. The signage has been fixed to the building using silicone sealant.

3.0 Site History

3.1 The site has an extensive planning history, although there are no recent applications of relevance to this proposal.

4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and

internal consultees:

Consultee	Response
Historic England	No comments
Conservation Team	No objection
Property Services	No response received

4.2 No public comments have been received at the time of writing this report. Any further consultee or public comments will be summarised by way of a verbal update.

5.0 Analysis

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

- Heritage and Visual Impact

5.2 **Heritage and Visual Impact** (NPPF Sections 12 and 16; Policies DM29, DM37, DM38 and DM39 of the Development Management DPD; Policy SP7 of the Strategic Policies and Land Allocations DPD)

5.2.1 In accordance with the Planning (Listed Building and Conservation Areas) Act 1990, when considering any application that affects a Listed Building, Conservation Area or their setting the local planning authority must pay special attention to the desirability of persevering or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by the heritage policies of the Local Plan.

5.2.2 The signage replaces previous signage next to the Customer Services entrance, with the current opening times and contact methods for the Council's Customer Services. The design and colour scheme are in line with the Council's corporate identity policy. The slim-line nature of the sign ensures that it fits neatly within the doorway surround, and is relatively small scale when the building is viewed as a whole. As the signage replaces previous signage and has been sensitively designed, it is considered that the proposal does not affect the character of the designated heritage assets.

5.2.3 In terms of fixing, a silicone sealant has been used. It is understood that the product simply sits on the surface of the stone, and does not leach into the stone. This method avoids mechanical fixing and the need for screws and holes which can lead to longer term damage. Therefore, the method of fixing is considered acceptable and would conserve the significance of the heritage asset.

6.0 Conclusion and Planning Balance

6.1 The replacement signage is required to improve communication of opening times to the public and allow the Listed Building to continue to function as a Town Hall, an important civic building within the district, and these are considered public benefits. The works are considered acceptable in terms of design and fixing, and are also reversible. On balance, the proposal has a neutral impact (less than substantial harm which is outweighed by public benefits in the context of the NPPF) on the character, architectural interest and historic interest of the designated heritage assets and as such is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Standard Listed Building Consent Timescale	Control
2	Works in Accordance with Approved Plans and Details	Control

Background Papers

N/A