

Agenda Item	A7
Application Number	22/01501/LB
Proposal	Listed building application for the removal of existing grills and ductwork, openings elongated with the installation of replacement grills, installation of new air conditioning system and fan coil unit
Application site	The Station Pub Marine Road Central Morecambe Lancashire
Applicant	Lori Bratley
Agent	Mr Daniel Dickinson
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

This form of development would normally be determined under the Council's Scheme of Delegation. However, the building is in the ownership of Lancaster City Council and as such the application is referred to the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The Station Pub is situated within The Platform, which occupies a prominent corner position at the junction of Marine Road Central and Central Drive. The building was the Morecambe Promenade Railway station, until 1997 when it was changed into a mixed-use venue that now provides The Station Pub, Morecambe Tourist Information Centre and KFC, with Morecambe Festival Market to the rear. The building is constructed in squared coursed sandstone with sandstone dressings and a slate roof.

1.2 There are various commercial properties within the surrounding area of the application property that include Jump Rush, Reel Cinema, Morrisons and Aldi.

1.3 The Station Pub is a Grade II Listed building. The site is located within the Morecambe Conservation Area.

2.0 Proposal

2.1 The proposal is seeking to install an air conditioning unit to the north facing elevation, within an existing service yard that is enclosed by a wall and double timber gates and cannot be seen from within the street scene. The proposed air conditioning unit is required to replace the existing system that is old and unfit for purpose.

2.2 Internally the existing grills within the bar area are to be removed, the existing openings widened and new grills are to be installed. The existing ductwork from the existing grills to the existing air conditioning unit is to be removed and new ductwork is to be installed to connect the proposed grills within the internal bar area to the proposed new air conditioning unit within the existing service yard area to the north of the property.

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
02/00157/ADV	Erection of a free standing illuminated tower sign.	Approved
05/00879/ADV	Erection of various illuminated and non-illuminated signs	Refused
17/01366/ADV	Advertising application for the display of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 1 externally illuminated double sided post mounted sign, 1 non-illuminated post mounted sign, 5 non-illuminated wall signs and 1 brass plaque	Approved
17/01367/LB	Listed Building application for the fitting of 3 externally illuminated fascia signs, 1 non-illuminated fascia sign, 5 non-illuminated wall signs, and 1 brass plaque	Approved
17/01382/LB	Listed Building application for replacement and installation of various fixtures and fittings internally	Approved

4.0 Consultation Responses

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

Consultee	Response
Property Services	No comments to make on the application.
Conservation Officer	No objections
Parish Council	No comments received at the time of compiling this report.

4.2 No comments have been received from members of the public.

5.0 Analysis

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

- Design and Heritage Matters

5.2 Design and Heritage Matters (NPPF Section 16: Historic Environment and Section 12: Achieving Well Designed Places, Policies DM29: Key Design Principles, DM37: Development affecting Listed Buildings, DM38: Development Affecting Conservation Areas, SP7: Maintaining Lancaster District's Unique Heritage)

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

5.2.2 The proposal seeks to install a new air conditioning unit to the southwest corner of the existing service yard area to the north of the property. The proposed air conditioning unit will be sited within the existing enclosed service yard area that is surrounded by a high stone wall and double timber gates. The yard area cannot be seen from within the street scene and in the context of the listed building and the wider conservation area, the proposal is considered to be acceptable in terms of

visual amenity.

- 5.2.3 The proposed works are considered to have a less than substantial impact to the Conservation Area and the Listed Building and there will be public benefit to members of the public that frequent the public house, in so far as the property will be ventilated properly using a system that is fit for purpose.

6.0 Conclusion and Planning Balance

- 6.1 The proposed air conditioning unit and associated works are to replace a system that is no longer fit for purpose. The proposed air conditioning unit will be contained within the existing service yard area to the north of the property that cannot be viewed from within the street scene and within the context of the listed building and wider conservation area. The proposed works are considered to have a less than substantial impact to the setting and appearance of the wider conservation area and the listed building.

Recommendation

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

Condition no.	Description	Type
1	Standard Listed Building Timescale	Control
2	Development in accordance with approved plans	Control
3	The existing air conditioning removed from the site and the external openings made good with lime mortar	Control

Background Papers

None