

Agenda Item	A8
Application Number	23/01071/FUL
Proposal	Installation of a replacement roof and installation of a new window to the rear elevation
Application site	1 Lodge Street Lancaster Lancashire LA1 1QW
Applicant	c/o H Blackwell
Agent	Mr Sam Edge
Case Officer	Mrs Kim Ireland
Departure	No
Summary of Recommendation	Approval, subject to conditions

(i) **Procedural Matters**

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

1.0 Application Site and Setting

1.1 The application site relates to a former warehouse building which abuts the fly tower to the rear of the Grand Theatre, which is a Grade II Listed building dating from 1782. The date of the warehouse itself is uncertain but it does appear on the c.1890 OS map and is considered to be a non-designated heritage asset. The building is also situated in the Lancaster Conservation Area.

1.2 The building is made up of a large top-lit warehouse of coursed and rubble local sandstone with an adjoining lean-to structure to the rear. Window openings are informal and functional throughout, having been blocked in some areas to facilitate the change of use. On the eastern side, the complex incorporates a single surviving unit of the terrace which appears on the map of 1890. The building is in a poor state of disrepair.

2.0 Proposal

2.1 Planning permission is sought for the installation of a new roof and installation of a new window to the rear elevation. The roof is in a very poor state of repair and as such replacement flashing and valley gutter will need to be installed to the listed building adjacent. The impact of this upon the Listed Building is assessed as part of application 23/01072/LB. The proposed window to be installed to the first floor of the rear elevation will provide natural light to the first floor hallway.

2.2 The scheme has previously been granted planning permission and listed building consent through applications 20/00253/FUL and 20/00254/LB. However, the planning permission and listed building consent lapsed on 4th September 2023 and although some guttering was installed to the front

elevation of the property, the materials used were not in accordance with the approved details submitted within the subsequent discharge of conditions applications (21/00009/DIS and 21/00024/DIS). Consequently, it was concluded that a material start had not occurred on site and the planning consent had lapsed. The LPA had worked with the agent to confirm what works constituted a material start on site to implement the previously approved planning application and has consequently worked with the agent to resubmit the planning application.

- 2.3 The previous planning application 20/00253/FUL, included works to demolish the existing extension to the rear elevation and the construction of a buttress. These works are outside the remit of works that the applicant is proposing to undertake in this application. Further such works will require another planning application to be submitted in due course.

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
21/01528/FUL	Installation of replacement windows and doors to east facing elevation, installation of rooflight and replacement windows to north facing elevation, installation of a replacement window to the west facing elevation and installation of replacement windows and doors and replacement stonework to the front elevation	Permitted
20/01311/FUL	Installation of replacement windows, doors and stonework to the front elevation	Withdrawn
20/00253/FUL	Relevant demolition of existing rear extension, construction of buttresses to the rear, installation of a new roof, fascias, guttering, downpipes, chimney flashing and windows and lintels	Permitted
20/00254/LB	Listed building application for the installation for replacement of the valley gutter and the flashing adjacent to the Grand Theatre	Permitted
19/00562/PRETWO	Pre-application request for works to the Music Co-op	Closed
19/00561/PRETWO	Pre-application request for works to the Music Co-op	Closed
08/00866/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, offices, workshop, rehearsal space and residential accommodation, together with ancillary and associated development including new pedestrian link bridge and entranced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Refused following Call in by Secretary of State (SoS)
07/00672/OUT	Comprehensive redevelopment comprising a retail led mixed used scheme to include demolition of existing buildings and associated structures, the demolition of all residential dwellings other than 5 Edward Street, the change of use of a residential dwelling at 5 Edward Street to offices, the closure and alteration of highways, engineering works and construction of new buildings and structures to provide, retail, restaurants, cafes, workshop, leisure, creche, rehearsal space and residential accommodation, together with ancillary and associated development including pedestrian bridge link, new and enhanced pedestrian routes and open spaces, car parking and vehicular access and servicing facilities	Withdrawn

07/00670/CON	Application for Conservation Area Consent to demolish 1 Lodge Street (musicians co-op & dance studio) and associated structures	Refused following Call in by SoS
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4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	<p>No Objection, the proposed works to the building are welcome, given the very poor state of the building. The following details are required via condition:</p> <ul style="list-style-type: none"> • Fascia's and Soffits (they should be like for like) • Details of the window (the light opening should be flush and the frame should be hardwood or Accoya) • Windows and doors • Mortar and render • Rainwater goods
Property Services	At the time of compiling this report, no comments received.
Heritage Action Zone	At the time of compiling this report, no comments received.

4.2 No correspondence from members of the public have been received at the time of compiling this report. Any comments subsequently received will be reported verbally.

5.0 Analysis

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

- Principle of development
- Design and visual impact
- Impact upon heritage assets
- Amenity impact

5.2 Principle of development (NPPF section 2)

5.2.1 The building is currently in a very poor state of repair and left as such will only deteriorate further. The works described in the application will ensure that the building is safe and watertight encouraging long-term use of the building and continued maintenance. In accordance with the NPPF's presumption in favour of sustainable development, which should proceed without delay, the principle of the development is accepted, subject to assessment of the following matters and not prejudicing the future of the building.

5.3 Design and visual impact (NPPF section 12; DM DPD policy DM29)

5.3.1 Policy DM29 of the DM DPD requires a good standard of design, requires proposals to demonstrate an understanding of the wider context so that they make a positive contribution to the local area. The proposed works will help restore the application building and enhance the significance of the warehouse and surrounding area. The proposed works would allow the continuation of an active use of the building.

5.4 Impact upon heritage assets (NPPF section 16; SPLA DPD Policy SP7; DM DPD Policies DM38, DM39, DM41)

5.4.1 As a warehouse sited in close proximity to other industrial structures on St Leonard's Gate and Brewery Lane, the building has evidential value as a contributor to the industrial archaeology of Lancaster, and of the Lancaster Conservation Area. This is augmented somewhat by the survival of a single unit of the former terrace on the eastern side. Likewise, illustrative historical value can be derived from the building's design, scale and position in Lancaster as visual markers of the type of

industry which once took place in this area. Limited aesthetic value is derived from the building's Lodge Street elevation, with its clearly functional arrangement of openings. This is significantly compromised by the building's poor state of repair. The building forms part of the setting of the Grade II listed Grand Theatre. While the Lodge Street elevation has a neutral impact on the rear elevation of the theatre, views of the building from St Leonard's Gate and the car park to the north currently have a negative impact on the setting of the theatre.

5.4.2 The Listed Building and Conservation Areas Act requires that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the heritage asset. This is reiterated by policies DM38, DM39 and DM41 DM DPD. In this regard, the heritage assets include the listed Grand Theatre, the application site which is a Non-Designated Heritage Asset and the surrounding Conservation Area.

5.4.3 The proposed works are considered to have a positive impact on the architectural and historic interest of Lancaster Conservation Area and the setting of the Listed Building. The works will enhance the positive contribution the application building will have to the local character and distinctiveness of the Conservation Area.

5.4.4 The Conservation Officer shares this conclusion, and therefore the proposal is considered to cause no harm to the heritage assets. The works and repair of the Music Co-op will have a positive impact on the significance of the building.

5.5 **Amenity impact (NPPF section 12; DM DPD policy DM29)**

5.5.1 The proposed works seek to repair the application property to ensure no further deterioration occurs. It is, therefore, considered that the proposed works will have a negligible impact upon the amenity of nearby properties.

6.0 Conclusion and Planning Balance

6.1 The proposed development will have a positive contribution to the application site and surrounding Conservation Area. The works will repair the building and prevent further deterioration. Overall, the proposed development complies with policies contained within the Development Plan and the NPPF and would constitute a sustainable form of development. It is, therefore, recommended that planning permission is granted.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 Year Timescale	Control
2	Approved Plans	Control
3	Details, Samples and Specification of Materials	Prior to Installation

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Lancaster City Council has made the decision in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None