

<b>Agenda Item</b>	A7
<b>Application Number</b>	23/01450/LB
<b>Proposal</b>	Listed Building consent for the erection of a detached garage to the rear and installation of replacement windows
<b>Application site</b>	Malvern House Main Street Wray Lancaster
<b>Applicant</b>	Mrs Hannah Walling
<b>Agent</b>	Mr Richard Mews
<b>Case Officer</b>	Ms Charlotte Hutton
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval, subject to conditions

(i) **Procedural Matters**

This form of development would normally be dealt with via the scheme of delegation however, the applicants are directly related to an employee of Lancaster City Council and therefore, the application is required to be determined by the Planning Regulatory Committee.

**1.0 Application Site and Setting**

- 1.1 Malvern house is part of a row of terraced properties. The property dates to the early 19<sup>th</sup> century and is constructed of sandstone rubble with stone slate roof and timber windows.
- 1.2 The property site benefits from private amenity space and off-street parking located to the rear.
- 1.3 The property is grade II listed and within Melling conservation area. The property is adjacent to Greystones cottages which is a group designation of grade II listed properties which covers numbers 1, 2, 3 and Greystone Cottage. The site also lies within Forrest of Bowland Natural Landscape (previously AONB).

**2.0 Proposal**

- 2.1 This application seeks consent for three replacement windows to the rear elevation of the property and the erection of a detached garage; measuring approximately 6.2m in depth, 3.2m in width and with a pitched roof with a height of 3.3m. The proposed garage comprises of stone-faced walls, under a slate roof, with painted timber doors.

### 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
23/01449/FUL	Erection of a detached rear garage	Pending Consideration
09/00495/LB	Listed Building application for works to front elevation comprising infilling of two door openings with stonework, raising lintel of adjacent door, works to rear elevation infilling door with a window and providing door to adjacent opening, forming new window to bathroom and internal works to remove wall at ground floor and form entrance hall and utility room from former stores	Approved
07/00070/LB	Listed building application for the installation of a satellite dish to rear	Approved

### 4.0 Consultation Responses

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

Consultee	Response
Parish Council	No response
Conservation	No objection to the principle of development, but subject to amended details

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

### 5.0 Analysis

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

- Heritage
- Design/ Amenity

#### 5.2 Heritage (NPPF Section 16; Policy DM37 of the Development Management 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 Amended plans have been received for all the walls of the garage to be constructed out of stone and the roof covering to be a natural slate. High quality materials can be secured by a suitable condition.

5.2.3 The proposed windows will be replaced with sliding sash hard wood double glazed units that are like for like. These amendments are considered to overcome the original concerns raised by the Conservation Officer.

5.2.4 In terms of the level of harm to the setting and significance of the heritage asset, the proposal is considered to constitute 'less than substantial harm'. Although there are no public benefits to outweigh the minimal visual harm to the listed building's setting, the minor visual harm is not considered to be unacceptable in terms of assessment against the relevant heritage sections of the NPPF. The amended details are considered to be in keeping with the character of the listed building and will be well screened from the street scene, which prevents significant visual impacts to the

Conservation Area or the setting of the listed building.

5.3 **Design and amenity** (NPPF paragraphs 126, 130 and 134 and policy DM29 of the Development Management DPD)

5.3.1 Good design is expected by policy DM29 which states that new development should ‘contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale.’

5.3.2 The proposed garage is sited at the rear of the application site and cannot be seen from the street scene, the proposed materials for the garage and windows are in keeping with the existing dwelling and surrounding area and will appear as subservient to the host dwelling. As such, these elements raise no concerns in terms of the visual appearance or residential amenity.

5.3.3 The proposed sliding sash hard wood double glazed windows are replacement like for like windows and in keeping with the existing dwelling and cannot be seen from the street scene therefore there are no concerns with visual amenity. Furthermore, as these windows are not new window opening, the outlook does not give rise to any concerns regarding loss of privacy.

**6.0 Conclusion and Planning Balance**

6.1 The amended plans are seen to be in keeping with the character of the listed building and will be well screened from the street scene. In terms of the level of harm to the setting and significance of the heritage asset, the proposal is considered to constitute ‘less than substantial harm’. Although there are no public benefits to outweigh the minimal visual harm to the listed building’s setting, the minor visual harm is not considered to be unacceptable in terms of assessment against the relevant heritage sections of the NPPF. Overall, the proposed works are thought to be in keeping with the existing dwelling and are not out character with the setting and appearance of the listed building and the surrounding area.

**Recommendation**

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

Condition no.	Description	Type
1	Timescales	Standard
2	Development to accord with plans	Standard
3	Samples	Control

**Background Papers**

None