

<b>Agenda Item</b>	A8
<b>Application Number</b>	23/01296/LB
<b>Proposal</b>	Listed building application for the demolition of existing side and rear extensions and slated roof, erection of single storey rear extension and two storey side extension, alterations to openings, installation of new windows/doors, removal of toilets/bar/fixed seating, installation of partition walls, erection of new and raising of existing boundary walls
<b>Application site</b>	95 Main Road Bolton Le Sands Carnforth Lancashire
<b>Applicant</b>	Mr Geoff Harris
<b>Agent</b>	Mr Michael Harrison
<b>Case Officer</b>	Mr Robert Clarke
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approval

**(i) Procedural Matters**

This planning application would normally be determined in accordance with the scheme of delegation, however, as the associated full planning application includes the diversion of a public right of way (which must be authorised by Planning Committee), it is considered prudent that the associated listed building consent be determined by Planning Committee also.

**1.0 Application Site and Setting**

1.1 This application relates to a large two storey building which is currently in use as a residential dwellinghouse in one half of the building whilst the remaining half is in a deteriorated condition and is currently vacant. The building was previously in use as a public house, known as the Packet Boat. It is a Grade II listed property located in a prominent position at the corner of Main Road and Packet Lane in Bolton Le Sands. It abuts the pavement on Main Road and the carriageway on Packet Lane. There is a former car park area located to the north of the building, parts of which are enclosed by timber hoardings. To the north of this is a small commercial property which fronts onto Main Road. There are residential dwellings further to the north and to the east of the site on the opposite side of Packet Lane. The site is located within the historic core of the village and is within the Bolton Le Sands Conservation Area designation. The Bolton Turnpike Canal Bridge is a Grade II listed structure, whilst almost all the buildings surrounding the site are identified as non-designated heritage assets. The site is located within the designated Open Countryside and it is also located

approximately 17 metres to the east of the Lancaster Canal which is a Biological Heritage Site. A public right of way passes through the car park and links Main Road with Packet Lane.

## 2.0 Proposal

2.1 This application seeks listed building consent for works to facilitate the continued restoration of the building and subsequent change of use to two dwellinghouses. The proposal incorporates both external and internal works including the demolition of existing extensions, erection of a single storey extension, erection of a two-storey side extension, alterations to and creation of new openings and installation of new windows, erection of boundary walls, formation of new internal partition walls and installation of a staircase.

## 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
15/00696/CU	Change of use of public house (A4) to a 4-bed dwelling (C3), demolition of part of the existing single and 2 storey rear extension, new pitched roof over retained part of single storey rear extension, and installation of new raised terrace, new windows, new boundary treatment and gates	Approved
15/00697/LB	Listed building application for the demolition of part of the existing single and 2 storey rear extension, new pitched roof over retained part of single storey rear extension, removal of roof terrace and lift platform, reorientation of raised terrace, replacement and new windows and external doors, new staircase, new and replacement internal partition walls, and erection of new sections of boundary wall and gates	Approved
16/00705/CU	Change of use of public house (A4) to two three bed dwellings (C3), demolition of existing single storey and two storey rear extension, erection of small single storey extension to the rear, erection of a detached garage and erection of new and raising of existing boundary walls	Approved
16/00706/LB	Listed Building application for the demolition of existing single storey and two storey rear extension, erection of single storey rear extension, erection of a detached garage, erection of new and raising of existing boundary walls, installation of new windows to the side, reinstated door to the side, new partition walls and a new staircase	Approved
16/00179/DIS	Parts 1 to 7 and 9 of discharge of condition 3 on approved application 16/00705/CU	Split decision
16/00180/DIS	Parts 1 to 7 and 9 of discharge of condition 3 on approved application 16/00706/LB	Split decision
17/00167/DIS	Part discharge of condition 3 on approved application 16/00705/CU	Split decision
23/01380/FUL	Part retrospective application for change of use of former public house to 2 dwellings and erection of 1 dwelling on former car park, construction of boundary walls and creation of associated car parking	Pending consideration

## 4.0 Consultation Responses

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

Consultee	Response
<b>Bolton Le Sands Parish Council</b>	No response provided.
<b>Historic England</b>	Does not require consultation on this application.
<b>Conservation Team</b>	Initial comments made regarding design alterations to the proposed two storey extension and new build dwelling. No formal consultation response provided.
<b>National Amenity Society</b>	No response provided.

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

## 5.0 Analysis

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

- Design, scale and impact upon heritage assets
- Ecology

5.2 **Design, scale and impact upon heritage assets** National Planning Policy Framework Section 12. Achieving well-designed and beautiful places, Section 16. Conserving and enhancing the historic environment, Listed Building and Conservation Areas Act 1990; Strategic Policies and Land Allocations DPD (SPLA DPD) Policy SP7: Maintaining Lancaster District's Unique Heritage; Review of the Development Management DPD (DM DPD) Policy DM29: Key Design Principles, Policy, Policy DM37: Development affecting Listed Buildings, Policy DM38: Development affecting Conservation Areas, Policy DM39: The Setting of Designated Heritage Assets, Policy DM41: Development Affecting Non-Designated Heritage Assets or their settings, Policy DM46: Development and Landscape Impact.

5.2.1 The Packet Boat Hotel is a Grade II Listed Building, said to date from the early 19th century. It was associated with the adjacent canal wharf and the (now demolished) canal stables for the canal packet boat service. The site is also located within the Bolton-le-Sands Conservation Area and is in a prominent position on the corner of Main Road and Packet Lane, within the historic core of the settlement. Numerous other buildings within the vicinity of the site are identified as Non-Designated Heritage Assets, whilst the Bolton Turnpike Canal Bridge located to the north of the site is a Grade II listed structure.

5.2.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a special duty on Local Planning Authorities to consider the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses. This is reinforced by Local Plan Policy DM37 regarding development affecting listed buildings, and which requires any development proposals which affect these nationally significant heritage assets to conserve and, where appropriate enhance those elements which contribute to their significance. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a special duty on local planning authorities to consider the desirability of preserving or enhancing the character or appearance of conservation areas. This is reflected within Local Plan Policy DM38 regarding development affecting conservation areas, and which requires any development proposals and alterations to buildings and open spaces in conservation areas to preserve or enhance its character. There are further special duties in relation to designated and non-designated heritage assets within Section 16 of the NPPF, which states that great weight should be given to the conservation of heritage assets. Account should also be given to the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

5.2.3 The Packet Boat building had been subject to modern and inappropriate alterations and extensions including a flat roof extension with roof terrace to the rear elevation and a side extension with an asymmetrical pitched roof. The flat roof extension with roof terrace has since been demolished and replaced with a smaller lean-to extension and boundary wall, in accordance with 16/00705/CU. Other works to No. 95 including replacement windows have also been undertaken in accordance with details agreed through a subsequent discharge of condition application. This latest proposal also includes the demolition of the asymmetrical pitched roof structure and subsequent replacement with a two-storey side extension in its place. The removal of this extension is welcomed as the asymmetrical pitched roof structure is particularly unattractive and jarring to both the form of the listed building and within the conservation area. The proposed replacement two storey side extension is taller than the current asymmetrical pitched roof structure, but it features a more sympathetic and coherent form and features a stepped ridge height to reflect that of the existing building. This structure is to be finished in lime render with exposed quoins and slate roof which will serve to reflect the character of the listed building. Subject to a condition requiring the submission and agreement of details and samples of materials relating to the main building and extensions, this aspect of the proposal is considered to both conserve and enhance the character and appearance of the listed building and conservation area.

5.2.4 Other external works include alterations to existing window openings, creation of a new window opening and installation of replacement windows and doors. Replacement timber sash windows have been installed to No. 95 since the granting of 16/00705/CU and 16/00706/LB in accordance with details approved through subsequent discharge of condition application 17/00167/DIS. Windows and doors to be installed to the remaining openings within No. 93 and within the two-storey side extension are to be in accordance with these already approved details. The formation of new boundary walls to enclose private gardens and facilitate the creation of parking spaces. Given tall and well-proportioned stone boundary walls are a key component within the village, their use within the site to form the boundaries to gardens is supported. Final details of boundary walls and all surfacing materials should be secured by condition to ensure that the materials/construction methods used are suitable within this historically sensitive location. Internal works include the formation of new partition walls, installation of a floor within No.93 to facilitate the creation of residential accommodation.

5.2.5 Overall, it is considered that the proposal will not harm the significance of the building and will improve its overall condition, character and setting. It is also considered that the proposal would provide the opportunity to regenerate a key building and prominent site within the Bolton Le Sands Conservation area.

5.3 **Ecology National Planning Policy Framework (NPPF) Section 15. Conserving and enhancing the natural environment; Strategic Policies and Land Allocations DPD (SPLA DPD) Policy SP8: Protecting the Natural Environment; Review of the Development Management DPD (DM DPD) Policy DM29: Key Design Principles, Policy DM44: The Protection and Enhancement of Biodiversity.**

5.3.1 By reason of the nature of the buildings on site in terms of their age, condition and method of construction as well as the wider habitat provision within the locality, there is potential for protected species in particular bats to be present at the site. The application is supported by a bat survey which consisted of a preliminary bat roost assessment survey carried out in June 2023. No physical evidence to suggest use by bats was observed during the preliminary assessment. A single emergence survey was also carried out in June 2023, during this survey no bats were observed to emerge from the building and general bat activity in the local area was characterised by a low level of common and soprano pipistrelle bat foraging activity along the Lancaster Canal to the south of the property. The presence of bat roosts present at the development site is unlikely therefore the works can proceed. Precautionary mitigation measures are provided, and which can be conditioned.

## **6.0 Conclusion and Planning Balance**

6.1 The proposal represents on an opportunity to secure the restoration of the listed building and provision of a viable use for this prominent and historically significant structure. Importantly, through appropriate design, massing and materials sympathetic to the fabric, character and appearance of the building, the proposal will ensure the conservation and enhancement of this designated heritage

asset, subject to planning conditions ensuring suitably high-quality details and samples. As such, this application is recommended for approval.

### Recommendation

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

Condition no.	Description	Type
1	Approved plans	Control
2	Submission of details and samples for No. 93/95 and extensions	Prior to commencement
3	Submission of details and samples for boundary treatments and external surfacing/hard landscaping materials	Prior to commencement
4	Details of windows and doors for No. 95 and No. 93 (not side extension) in accordance with already approved details (17/00167/DIS)	Control

### Background Papers

None