

Agenda Item	A9
Application Number	24/01061/VCN
Proposal	Listed building application for the installation of a new rear service door including a roller shutter, replacement windows and door, alterations to courtyard windows and internal alterations including alterations to doors, new partitions, new ramp and freestanding booth (Pursuant to the variation of condition 2 on listed building consent 23/00637/LB to amend the design to include alterations of stud walls to glazed partition, replace existing doors with partition walls, to reduce the size of freestanding booth and omit the ramp and removal of condition 3 following the submission of details relating to the south facing courtyard window)
Application site	Palatine Hall Dalton Square Lancaster Lancashire
Applicant	Mr David Hammond
Agent	HPA Chartered Architects
Case Officer	Mr Patrick Hopwood
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, as the 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 Palatine Hall, at the north end of Dalton Square in Lancaster city centre. The property is a three-storey sandstone hall building with attached townhouse, originally a church, later becoming a public hall, then a music hall, then a cinema, and most recently council offices.

1.2 The site is Grade II listed, within the setting of numerous other Grade II and II* listed buildings, including the Grade II* Queen Victoria Statue. The site also lies within Lancaster Conservation Area.

2.0 Proposal

2.1 This application is made under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary the proposals approved under listed building consent 23/00637/LB. It is proposed to

vary the approved plan numbers listed in Condition 2 to reference amended design drawings. The amended scheme includes internal alterations to stud walls, glazed partitions, doors and room layouts, and omission of the proposed ramp (with the existing staircase retained). The amended plans also include the replacement of the “ribbon windows” to the Friars Passage elevation with new aluminium ribbon windows. The application also seeks to discharge Condition 3 which required details of works to the courtyard-facing windows, by providing additional details of larch boarding.

2.2 Under Section 19, conditions attached to listed building consents can be varied, discharged, and/or added, subject to the amended proposals falling within the original written description, and the original time limit condition remaining in force.

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
80/0979	Conversion of premises into offices	Approved
01/01332/DPA	Construction of disabled access ramp and step with railings to fire exit door	Approved
01/01333/LB	Listed Building application to form a new step and ramp from emergency exit door including new railings	Approved
09/00544/LB	Listed building application for the installation of CCTV cameras to the front and rear, and installation of a door entry system to the front entrance door	Approved
22/00481/FUL	Installation of air source heat pumps	Approved
23/00637/LB	Listed building application for the installation of a new rear service door including a roller shutter, replacement windows and door, alterations to courtyard windows and internal alterations including alterations to doors, new partitions, new ramp and freestanding booth	Approved

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	Comments. Requests conditions for details of lobby door (specification and colour), folding front entrance door (colour), and ribbon window (colour).
Property Services	No Objection , subject to details of the exact works being agreed with the Council as Landlord.

4.2 At the time of writing this report, no responses from members of the public have been received.

5.0 Analysis

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

- Heritage

5.2 **Heritage** (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 In terms of the amended internal alterations, these are relatively academic when compared to the consented scheme, and would largely have a neutral impact on the internal character and special interest of the Listed Building. However, the new lobby doors are of a greater concern given their position in the building's main entrance and visibility from Dalton Square when the folding doors are open. Amended details have since been received demonstrating that these will be of a high-quality specification and use a colour scheme sensitive to the site's heritage.

5.2.3 The original application sought to retain and repair the existing timber ribbon windows, which are found in the jettied part of the building which faces Friars Passage. It is now proposed to replace them with new aluminium windows. This can be applied for under a S19 application because the original written description included "replacement windows". The replacement windows are similar in design to the existing windows and given that they are on a 1980s slate-hung addition, aluminium in slate grey is considered acceptable.

5.3.1 Alterations to the courtyard-facing windows on the modern 1980s extension were approved through application 23/00637/LB, to board over sections of the glazing and adjust door positions. This is subject to discharging Condition 3 requiring final details. At the time of application 23/00637/LB being determined, the Applicant had indicated two potential options: hung slates and decorative panels. Vertical larch boarding has now been proposed with the current application, laid out in random widths and overlapping to provide visual interest. This proposed treatment will weather to a mellow silvery colour over time, and given its location visually enclosed within the courtyard, and its location on the 1980s extension, is considered acceptable.

6.0 Conclusion and Planning Balance

6.1 Overall, the revised proposals for the internal and external works are acceptable, with the less than substantial harm outweighed by the public benefits in improving the thermal, acoustic, and operational properties of the listed building as a large-scale office space, which is seen as a viable use.

6.2 Officers recommend that the application be approved with Condition 2 varied to list the new plans and agreed details, and Condition 3 removed.

Recommendation

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

Condition no.	Description	Type
1	VCN Timescale (from decision date of 23/00637/LB)	Control
2	Works in Accordance with Amended Plans and Details	Control

Background Papers

N/A