

Agenda Item	A6
Application Number	25/00252/LB
Proposal	Listed building application for a replacement stair lift
Application site	Lancaster City Museum Market Street Lancaster Lancashire
Applicant	Lancaster City Council
Agent	HPA Chartered Architects
Case Officer	Mr Sam Robinson
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 site is under the ownership of Lancaster City Council, and therefore, the application is referred to the Planning Regulatory Committee for determination.

1.0 Application Site and Setting

- 1.1 Lancaster City Museum is a grade II* listed building located on Market Street in the centre of Lancaster's pedestrianised centre, and which is within the Lancaster Conservation Area. The building occupies a prominent position within the centre and is within the setting of other various listed buildings and non-designated heritage assets (NDHA).

2.0 Proposal

- 2.1 This application seeks listed building consent for the installation of a replacement stair lift. The lift is located internally towards the rear of the property and will serve the staircase connecting the ground floor to the first floor.

3.0 Site History

- 3.1 The property has an extensive planning history, but none are particularly relevant to this application.

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	No objection
Historic England	No comment
Property Services	No response

4.2 No responses have been received by members of the public:

5.0 Analysis

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

- Design and impact on the listed building

5.2 Design and impact on the listed building (NPPF Sections 12 & 16; Strategic Policies and Land Allocations Development Plan Climate Emergency Review (SPLA DPD) policy SP7; and Review of the Development Management Development Plan Document Climate Emergency Review (DM DPD) policies DM29, DM37 and DM38)

5.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting.

5.2.2 Policy DM37 states that *'The significance of a Listed Building can be harmed or lost through alteration or destruction of those elements which contribute to its special architectural or historic interest or through development within its setting. Any harm (substantial or less than substantial) to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.'* In addition to this policy DM38 states *'Any development proposals and / or alterations to buildings, features and open spaces in Conservation Areas should preserve or enhance the character and appearance of the Conservation Areas.'*

5.2.3 Both national and local policy are clear inasmuch that any harm to the significance of a listed building or Conservation Area must be clearly justified and needs to be outweighed by the public benefits of the proposal. If no harm has been identified, this test is not engaged.

5.2.4 As outlined in the opening paragraphs, the proposed works are contained within the building and no external alterations are required to facilitate the proposal. As such, the proposal will have a neutral impact on the significance of the Conservation Area and the setting of the nearby listed building buildings and NDHAs.

5.2.5 The building is an imposing structure constructed c.1781 and the building's significance is derived from its substantial design value as an imposing neoclassical building with a designed presence in its surroundings. The building also projects an image of civic pride and has an illustrative historical value as a former civic building of the Georgian period and its associative historic value derived from connections with various locally prominent figures. Finally, the evidential value of its historic fabric, including remains of an earlier building at basement level.

5.2.6 The existing stair lift within the building whilst providing a public benefit and improving accessibility for members of the public, does not provide a positive contribution to the significance of the listed building. The harm arises from the utilitarian appearance, stark colour and associated fixings and fittings which have attached the lift to the historic fabric of the building resulting in an element of visual clutter that clashes with the aesthetic value of the building.

5.2.7 The proposed replacement stair lift would reuse the existing anchor points and make good any holes left by the removal of the existing stair lift. The proposed stair lift would be finished in a more recessive colour, a grey finish, which is an improvement over the existing cream/white colour. This will reduce the visual impact in comparison the existing stair lift providing a minor enhancement as a result. Overall, the scheme is considered to have a neutral impact on the significance of the listed

building. As no harm has been identified, there is no requirement to weigh up the public benefits of the scheme.

6.0 Conclusion and Planning Balance

- 6.1 The proposal will provide for an accessible stair lift which would result in a minor visual enhancement in comparison to the existing one in situ resulting in a minor overall improvement. Given the works are internal, there would be no impact on the significance of the wider Conservation Area or upon the amenity of any neighbouring residential properties. Overall, the scheme is considered to comply with the development plan when read as a whole and therefore is recommended for approval.

Recommendation

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

Condition no.	Description	Type
1	Timescales	Standard
2	Works to accord with plans	Standard
3	Works to accord with method statement	Control

Background Papers

None