

Agenda Item	A11
Application Number	25/00207/LB
Proposal	Listed building application for internal works including covering over beams and bars, widening of doorways, removal of partition wall and installation of reception desk, installation of acoustic boarding
Application site	26 St Georges Quay Lancaster Lancashire LA1 1RD
Applicant	Mr Mark Goldsworthy
Agent	N/A
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval, subject to conditions

1.0 Application Site and Setting

- 1.1 26 St Georges Quay is a Grade II listed building located within the Lancaster Conservation Area – Character Area 1 – The Quay. The property has a prominent frontage onto St Georges Quay and was originally constructed as three warehouses. It features sandstone ashlar to the front elevation and rubble to the side, with a slate roof.
- 1.2 Most of the buildings adjacent to the site and fronting St Georges Quay are also Grade II listed designated heritage assets, including the Quay Wall. The Maritime Museum, which adjoins the subject building is a Grade II* listed building.

2.0 Proposal

- 2.1 This application seeks listed building consent for internal alterations to the listed building as listed below:
- 2.2
1. Internal refurbishment of 'Shower room'
 2. Widening of doorway between café and shower room
 3. Refurbishing reception area
 4. 1-to-1 Room soundproofing
 5. 1-to-1 Room encapsulation

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
20/00691/LB	Listed building application for the removal and installation of partition walls and internal doors, and the installation of new ducting and a stairlift	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection

4.2 The following responses have been received from members of the public:

- No responses have been received

5.0 Analysis

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

- Design and heritage impacts

5.2 **Design and heritage impacts** – National Planning Policy Framework (NPPF) Section 12. Achieving well-designed places, Section 16. Conserving and enhancing the historic environment; Strategic Policies and Land Allocations DPD (SPLA DPD) SP7: Maintaining Lancaster District's Unique Heritage; Development Management DPD (DM DPD) DM29: Key Design Principles, DM37: Development affecting Listed Buildings DM38: Development affecting Conservation Areas

5.3.1 Due to this proposal affecting a listed building, the local planning authority has a duty under Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 to preserve listed buildings and their settings, and the architecturally or historically significant features that a listed heritage asset may possess. The National Planning Policy Framework (NPPF) sets out the Government's planning policies, including for heritage. Paragraph 203a is relevant to this proposal, as it states that "the desirability of sustaining and enhancing the significance of heritage assets" must be taken into account, and paragraph 215 states that less than substantial harm should be weighed against the public benefits of the proposal. This is reiterated by Policy DM37 of the Local Plan, which also emphasises the need to conserve and enhance elements which contribute to the significance of a listed building.

5.3.2 There are also several statutory requirements and policies which must be addressed when considering the impact of development within a Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area". Both paragraphs 203a and 219 of the National Planning Policy Framework (NPPF) reiterate the desirability of ensuring that the character and appearance of Conservation Areas are preserved and enhanced by development affecting them, and. Policy DM38 from the Local Plan must also be referred to when development affects a Conservation Area.

5.3.3 **Internal refurbishment of 'Shower room'** – This application proposes encapsulating three timber ceiling beams located within what is currently used as a shower room. The encapsulation of these timber beams is required so that this space can be used as a clinical room with wipeable surfaces. Wipeable cladding would be affixed to wooden framework, which would be inserted into the non-original ceiling as opposed to the historic timber beams themselves. Some encapsulation already exists within this room, and while this proposal would lead to the wooden beams being covered up further, the installations would not harm the historic fabric of the building and would be reversible. On this basis, this element of the proposal is supported.

- 5.3.4 **Widening of doorway between café and shower room** – This application proposes widening a doorway by removing its wooden doorframe to improve accessibility. This doorframe is not original, and the stone wall itself would be preserved, so we have no objections to this aspect of the proposal. On this basis, this element of the proposal is supported.
- 5.3.5 **Refurbishing reception area** – This application proposes refurbishing the reception area through the removal of a partition wall and the installation of a new reception desk. The partition wall is not original to the property and the proposed desk would be attached to the floor, which is not original fabric of the building, and would not touch the original stone walling. On this basis, this element of the proposal is supported.
- 5.3.6 **1-to-1 Room soundproofing** – The installation of acoustic boarding is proposed to improve the sound-proofing qualities of the room, which would then be used as a private interview/conversation space. The boarding would be installed onto framework that would be fastened to existing partition walls and would not touch or be connected to the original stone walling at the rear of the room. This would allow noise to be contained within the room, as there is currently a small gap between one of the stud walls and the historic stone walling. Due to the proposed installation being fastened to the existing stud walls, floor and ceiling, none of which are original to the property, this element of the proposal is supported.
- 5.3.7 **1-to-1 Room encapsulation** – The application proposes encapsulating existing iron bars within this room as a safety measure. This would be achieved by attaching wooden framework to non-original plastered sections of the ceiling and then affixing timber cladding to it. The cladding would be finished with wipeable paint. It would be fully reversible, and, while it would hide a traditional structural feature of the building, this would cause very minor harm to the property, and this is successfully mitigated by the fact that the traditional fabric will remain intact. On this basis, this element of the proposal is supported.

6.0 Conclusion and Planning Balance

- 6.1 While covering traditional structural features, such as timber beams and iron bars, would cause minor harm to the significance of the listed building, this harm is mitigated by the sensitive methods proposed for undertaking the works, which ensure that the fabric/features remain physically untouched. The low level of harm identified would be satisfactorily outweighed by public benefits in the form of enabling the property to be more effectively utilised by a local charity. As the works are entirely internal, this proposal would not have an impact on the surrounding conservation area, and so would meet the requirement to preserve the character or appearance of the area.

Recommendation

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

Condition no.	Description	Type
1	Timescale	Control
2	Approved plans	Control

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

