

Agenda Item	A11
Application Number	25/01039/LB
Proposal	Listed building application for the installation of boarding on the stairwell walls and repainting of stairwell walls
Application site	Lancaster City Museum Market Street Lancaster Lancashire
Applicant	Ms Carolyn Dalton
Agent	N/A
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approve, subject to conditions

(i) Procedural Matters

While this category of development would typically be determined under the Council's Scheme of Delegation, the site is in the ownership of Lancaster City Council. Consequently, the application is referred to the Planning Regulatory Committee for formal 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 listed buildings and non-designated heritage assets (NDHA).

2.0 Proposal

- 2.1 This application seeks listed building consent for the installation of boarding on the stairwell walls and repainting of stairwell walls. The area is located internally towards the rear of the property and is the stairwell connecting the ground floor to the first floor.

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
25/00252/LB	Listed building application for a replacement stair lift	Permitted

4.0 Consultation Responses

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

Consultee	Response
Conservation Officer	No objection
Historic England	No comment

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:

- Design and impact of the proposed works on the fabric of 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 and DM37)

5.2.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, 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.'*

5.2.3 Both national and local policy are clear inasmuch that any harm to the significance of a listed building 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 proposed as part of this application. As such, the proposal will have no impact on the significance of the Conservation Area or 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 Firstly, the repainting of the of the stairwell in 'Oval Room Blue' is an appropriate colour and finish for a Georgian-era interior space and the paint type will aid the vapour permeability for the room. This element would enhance the significance of the building and raises no objection.

5.2.7 Secondly, the proposed MDF boards would be affixed on battens to the masonry so that they protrude to mirror the depth of the dado rail which runs along the stairwell. This alteration would result in minor harm to the significance of the listed building as the visual effect of the dado rail would be slightly diminished, affecting the aesthetic value, whilst the masonry would see some minor damage via the fixings. In the context of the NPPF, the harm would be less than substantial. As such, the public benefits of the scheme must be weighed against the identified harm.

5.2.8 In this case, it is considered that the proposal would result in significant public benefits allowing for the improved functioning of the building as a valued public resource and allow for better conservation of the building's significant historic art collection. There would also be heritage benefits in so much that the proposal would allow for the changing of displays without repeated drilling into masonry. Considering the relatively minor level of harm, these public benefits are considered to outweigh the harm and as such, the proposal is compliant with policy DM37 and Section 16 of the NPPF.

6.0 Conclusion

6.1 The proposal will provide for some minor alterations to the interior stairwell area of the building and whilst this would result in a minor level of harm to the significance of the listed building, the public benefits of the scheme would outweigh this harm. 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/documents	Standard

Background Papers

None