

Agenda Item	A12
Application Number	25/01136/LB
Proposal	Listed building application for the repair and upgrade of existing rainwater goods to include removal of PVC outlet pipe and reinstatement of lead lining to masonry outlet, inclusion of additional lead flashing to gulley and repair of water damaged plaster to internals of building.
Application site	Lancaster City Museum Market Street Lancaster Lancashire
Applicant	Carolyn Dalton
Agent	HPA Architects
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approve, 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 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 city centre and located within the Lancaster Conservation Area. The building occupies a prominent position 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 repair and upgrade of existing rainwater goods to include removal of PVC outlet pipe and reinstatement of lead lining to masonry outlet, inclusion of additional lead flashing to gulley and repair of water damaged plaster to internals of building.

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
25/01039/LB	Listed building application for the installation of boarding on the stairwell walls and repainting of stairwell walls	Permitted
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 (Conditions requesting method statements for internal and external works)
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 special interests of the listed building itself and the Conservation Area.

5.2 **Design and impact on the listed building and Conservation Area** (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: *'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 Lancaster Museum is an imposing structure constructed c.1781. 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.

5.2.5 The building is located within the Lancaster Conservation Area which is comprised of 11 different character areas. This building sits within the "City Centre" character area and the impressive architecture of the building provides a positive contribution to the significance of the Conservation Area.

- 5.2.6 As outlined in the opening paragraphs, the proposed works will provide repairs to the existing rainwater goods which are failing on the building. The works are to the rear of the building facing New Street. The works proposed include the removal of a PVC pipe, which has failed and is causing water ingress, and replacement with traditional lead lining. This is considered a more suitable arrangement and is regarded a material improvement. Additional lead flashing to the roof gullies is proposed to improve water capacity, thereby reducing the risk of water ingress. There will also be some minor repointing works to the coping to the parapet wall to further protect the building. These external repairs will be undertaken in sympathetic materials and will help to secure the future of the building and improve the building's significance. Accordingly, this element will not result in any harm to the significance of the listed building or Conservation Area. Even though there is no policy requirement to weigh up the public benefits, as outlined above, these alterations will provide clear benefits to the listed building in the form of improved drainage which will help secure the future of the building. This weighs in favour of the scheme.
- 5.2.7 The internal works are comprised of partial replastering of a section of wall and ceiling on a ground floor room and first floor room. The works to the ceiling will include replacement laths where these have rotted. These surfaces have deteriorated due to the water ingress, and the repairs will be undertaken once the external works have been completed. A lime plaster will be used to match the existing materials within the affected rooms. Similar, to the external works, these repairs will be done sympathetically and will enhance the significance of the listed building and therefore raise no concerns.
- 5.2.8 Both the internal and external works are considered necessary and will help preserve and enhance the special architectural interest of the listed building. The scheme has been assessed by the Council's Conservation Officer who has raised no objection, subject to the imposition of a condition to secure final details of the mortar for repointing and the method of internal plaster repairs.

6.0 Conclusion and Planning Balance

- 6.1 The proposed works will assist in the restoration and repair of this Grade II listed building and will be carried out using sympathetic materials that match and complement its historic character. These works will enhance the significance of both the listed building and the Conservation Area. Accordingly, the proposal is considered to accord with the development plan as a whole and 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	Precise details of mortar for repointing and method for internal plaster repairs.	Pre-commencement

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Background Papers

None