

Agenda Item	A10
Application Number	25/01361/LB
Proposal	Listed building application for proposed demountable internal linings to some ground floor rooms, repairs to existing lean-to toilet, repair of windows and temporary covering
Application site	Ryelands House Owen Road Lancaster Lancashire
Applicant	Mr S Gershon, North Lancashire Community Land Trust
Agent	Mr Sam Edge
Case Officer	Mr Patrick Hopwood
Departure	No
Summary of Recommendation	Approve with 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 application site is within Ryelands Park. The Strategic Policies and Land Allocations DPD designates the Park as Open Space (Policy SC3), Local Green Space (SC2), Strategic Green Chain (SC4) and Key Urban Landscape (EN5). Ryelands House is a Grade II Listed Building constructed of ashlar sandstone in Greek revival style. It was last used by the NHS. Two adjacent buildings are in use as day nurseries and a children's centre. A hardstanding car parking area is situated between the buildings, which are surrounded by parkland, gardens and mature trees. National cycle route 6 passes the front of the building.

2.0 Proposal

2.1 This application seeks Listed Building Consent for demountable internal linings to some ground floor rooms, repairs to existing lean-to toilet, repair of windows, and temporary window coverings. The application is made following a pre-application advice meeting. The works are required to facilitate the short-term community use and priority repairs as part of a wider phased plan for the restoration of Ryelands House for community uses.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received and determined by the Local Planning Authority. These include:

Application Number	Proposal	Decision
17/01530/LB	Listed building application for replacement render to the exterior and interior of the rear courtyard walls and the installation of a door in an existing opening	Approved
22/00472/FUL	Installation of air source heat pumps, including associated security fencing	Withdrawn
22/00543/FUL	Installation of air source heat pumps, including associated security fencing	Withdrawn

4.0 Consultation Responses

4.1 At the time of writing this report, the following responses have been received from statutory and internal consultees:

Consultee	Response
Conservation Team	No objection subject to conditions.
Property Services	No response received.

4.2 The statutory publicity period for the application expires on 4 February 2026. At the time of drafting this report, no representations have been received from members of the public. Should any representations be submitted prior to the planning committee meeting, these will be reported within the written updates.

5.0 Analysis

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

- Heritage

5.2 **Heritage** NPPF Section 16 (Conserving and enhancing the historic environment)); Policies SP7 (Maintaining Lancaster District's Unique Heritage), DM37 (Development Affecting Listed Buildings), DM3 (Development Affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets) and DM41 (Development Affecting Non-Designated Heritage or their Settings)

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. This is reiterated by the heritage policies of the Local Plan.

5.2.2 The demountable linings are required to protect heritage features during the ground floor's occupation by the SEND Den (a multi-sensory space and wellbeing hub for children and families with additional and sensory needs), a use which is supported by the Council. While the proposed installation of internal impact linings to a principal ground-floor room would result in a degree of harm (less than substantial) to the building's significance through the obscuring of designed features (including the fireplace), clear and convincing justification has been provided for their temporary use. The same argument applies to the internal application of Perspex to some windows. Subject to the submission and approval of detailed specifications and a condition to secure the temporary nature of the works and a requirement to make good any temporary fixings, the Conservation Team raise no objection.

5.2.3 Given the current condition, the proposed repair works to the windows and to the accessible toilet are welcomed. Subject to the submission and approval of detailed specifications, the Conservation Team raise no objection to this aspect of the proposal either. It is recognised the proposed works will enable the building to be brought back into use, securing its long term conservation.

6.0 Conclusion and Planning Balance

- 6.1 The proposed works would help prevent further deterioration to the historic fabric of the currently vacant and vulnerable Ryelands House and enable a new community use. Overall, these proposals would result in minor (less than substantial) harm to the significance of the Listed Building, which is outweighed by the public benefits of securing its repair and new use.

Recommendation

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

Condition no.	Description	Type
1	Standard Listed Building Timescale	Control
2	Amended Plans and Details	Control
3	Temporary Consent 3 Years for Temporary Coverings	Control
4	Further details of materials and methods of fixing	Prior to Installation

Background Papers

None