

Agenda Item	A12
Application Number	25/01318/LB
Proposal	Listed building application for the creation of a new opening in an existing wall
Application site	Boundary Wall to Moor Mills Car Park Off Nelson Street Lancaster Lancashire
Applicant	Lancaster City Council Parking
Agent	HPA Architects
Case Officer	Mr Anthony Foster
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, the application site is owned by Lancaster City Council, and as such, the application must be determined by the Planning Committee.

1.0 Application Site and Setting

- 1.1 The application relates to a section of wall which currently forms part of the western boundary of the existing Moor Lane Mills Car Park. At present, pedestrian access to and from the car park is not separated from the vehicular access, which enter and exit the car park through a narrow gateway on Moor Lane.
- 1.2 The existing wall is circa 0.9 metres in height and is in the location of a historic vehicular access, which has subsequently been blocked up. The wall is made of squared sandstone blocks laid in regular courses. The lower section of the wall is faux random rubble with the inclusion of jumpers. The wall includes modern coping stones.
- 1.3 The wall is deemed to be Grade II listed as part of the wider mill complex. It is apparent that following the demolition of the weaving sheds, the wall was constructed to create a boundary for the site.
- 1.4 The site is also located within Lancaster Conservation Area within Character Area 5 - Canal Corridor North.

2.0 Proposal

- 2.1 The proposal looks to demolish a small section of wall, which has previously been altered following the demolition of a series of mill buildings, some of which previously formed the site boundary.

- 2.2 The works will see the inclusion of a ramp through a shrubbed area to provide safe pedestrian access to and from the car park.
- 2.3 The scheme looks to create a modest opening within the existing boundary wall which will be flanked by masonry quoins which are in keeping with those details found on the existing wall. The ramp and steps will be formed of concrete, with a simple metal railing atop.
- 2.4 The gradients and handrails / guarding on the ramp are in accordance with Parts M & K of the Building Regulations.

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
25/01313/FUL	Listed building application for the creation of a new opening in an existing wall	Pending consideration

4.0 Consultation Responses

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

Consultee	Response
Conservation Team	No Objection - Subject to details of the proposed railings and handrail, the proposals would not result in any harm to the significance of surrounding heritage assets, or to the character and appearance of the Conservation Area. As such, we have no objection but would recommend that these details are required by condition for any permission granted.
Historic England	Comments - no need to consult HE under the relevant statutory provisions.

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

- None Received

5.0 Analysis

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

- Design and Heritage

5.2 **Design and heritage** National Planning Policy Framework Chapter 2 (Achieving sustainable development), Chapter 16 (Conserving and enhancing the historic environment); Strategic Policies and Land Allocations DPD Policy SP7 (Maintaining Lancaster District's Unique Heritage), Development Management DPD Policies DM29 (Key Design Principles), DM37 (Development affecting Listed Buildings), DM38 (Development affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets)

5.2.1 In determining planning applications, local planning authorities have special duties with regard to preserving the setting of listed buildings and the character and appearance of conservation areas under s66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, respectively.

5.2.2 Local plan policy DM37 relates to development affecting Listed Buildings. Proposals should conserve and, where appropriate, enhance those elements that contribute to its significance. All

proposals should be based on a thorough understanding of the building's significance. Local plan policy DM39 sets out that development proposals affecting the setting of designated heritage assets will be expected to include an assessment of the setting and the impact of the proposal upon this. In accordance with policy a Heritage Statement accompanies the application which considers the potential impacts upon the identified heritage assets.

- 5.2.3 The new access is a relatively minor insertion into the boundary wall, given the overall length of the existing wall, which forms both the southern and western boundary of the site. The scheme also seeks to make use of the quoin design feature for the new entrance, the materials for which will be relocated from the existing wall. The proposed railings are simple in their design and form.
- 5.2.4 Consequently, this minor change is considered to be undertaken sympathetically and will result in a neutral impact on the significance of the identified heritage asset. As such, there is no requirement to weigh up the public benefits of the scheme.
- 5.2.5 The Conservation Officer raises no objections to the scheme, subject to full details of the proposed railings to be secured by a suitable condition.
- 5.2.6 The overall scale of the development is relatively minor and as such, it is considered that there will be no undue impacts on the identified Heritage Assets in accordance with Policies DM29, DM37, DM38 and DM39 of the Development Management DPD and chapter 16 of the NPPF.

6.0 Conclusion and Planning Balance

- 6.1 The proposed development is considered to have a neutral impact upon the identified heritage assets, including the conservation area. It also facilitates improved pedestrian safety and linkages within the area, without adverse impacts to existing trees on site. Accordingly, the development is considered to comply with the Development Plan and NPPF and is therefore recommended for approval, subject to the appropriate conditions relating to the design of the railings and securing the proposed tree protection.

Recommendation

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

Condition no.	Description	Type
1	Time limit	Control
2	Approved plans	Control
3	Details of the proposed Railings	Prior to Installation

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

Background Papers

None