

DECISION DATE 18 June 2007	APPLICATION NO. 07/00560/LB A19	PLANNING COMMITTEE: 8 October 2007
DEVELOPMENT PROPOSED LISTED BUILDING APPLICATION FOR PARTIAL DEMOLITION, RELOCATION AND REINSTATEMENT OF LISTED BOUNDARY WALL, RAILINGS AND GATES		SITE ADDRESS LANCASTER MOOR HOSPITAL QUERNMORE ROAD LANCASTER LANCASHIRE LA1 3JR
APPLICANT: English Partnerships Arpley House 110 Birchwood Boulevard Warrington WA3 7QH		AGENT: GVA Grimley

REASON FOR DELAY

Awaiting consultation response and revised proposals from applicant.

PARISH NOTIFICATION

N/A

LAND USE ALLOCATION/DEPARTURE

Lancaster District Local Plan- the site is allocated primarily as a Housing Opportunity Site.

STATUTARY CONSULTATIONS

English Heritage- No comment

Conservation Officers- No objection in principle subject to condition regarding details

OTHER OBSERVATIONS RECEIVED

One letter of support received subject to no loss of trees.

REPORT

This application should be considered in conjunction with application No 07/00556/OUT which appears elsewhere in this schedule.

The Proposed Development

Application for Listed Building consent for alterations to the palisade walls, gates and railings fronting Quernmore Road at Lancaster Moor North. These alterations are to enable access with mini roundabouts and adequate visibility splays to be provided to serve the residential conversion and development of the site as described in application 07/00556/OUT.

The proposal in their revised form involves widening the western side of the west access and the repositioning of the existing walls, pillars, gates and railings to suit, these alterations have been kept to the minimum necessary and have been amended specifically to avoid the loss of significant trees.

At the eastern access a short length of the wall will be realigned behind the visibility splays and raised to original height.

Conclusion

These works are necessary to enable the development described in application 07/00556/OUT to take place and are considered to be acceptable from the Listed Building point of view in this consent. It is considered that this proposal can be accepted.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATION

That **LISTED BUILDING CONSENT BE GRANTED** subject to conditions covering the following issues;

1. Standard Listed Building Application
2. Amended plan condition
3. Development in accordance with approved plans
4. Colours and coating specification for the gates and railings to be agreed
5. Surfacing and landscape treatment of new entrance including pavings and road kerbs to be agreed
6. Railing fixing details to be agreed
7. Sample of any new stonework and copings to be agreed