

No.3	APPLICATION NO.	2019/0185/LBC
	LOCATION	Station House Red Cat Lane Burscough Ormskirk Lancashire L40 0RA
	PROPOSAL	Listed Building Consent - Conversion of Grade 2 Listed Building from dwelling to offices including new glass roof over existing uncovered courtyard and removal of brick chimney extensions and reinstatement of chimney pots at a lower height. Replacement of damaged windows with like for like and internal alterations.
	APPLICANT	Mr David Travis
	WARD	Burscough West
	PARISH	Burscough
	TARGET DATE	27th May 2019

1.0 SUMMARY

- 1.1 The proposed conversion of this Grade 2 Listed Building from dwelling to offices including external and internal alterations to the building is considered to preserve the special interest of the Listed Building. Subject to suitable conditions the proposed scheme is considered compliant with relevant policies and the Council's statutory duty in relation to Listed Buildings and is therefore recommended for approval.

2.0 RECOMMENDATION- APPROVE with conditions

3.0 SITE DESCRIPTION

- 3.1 The proposal relates to the former Station House which is located on the northern side of the Southport to Manchester railway line. The site is located at the end of a private road (Station Approach) off Red Cat Lane which is situated just north of the village centre of Burscough. The Station House is a two storey building built in an Elizabethan style and faced in stone with a slate roof which dates from 1855-60. An enclosed garden area associated with the station lies to the east with a larger area of fenced land to the west. The Station House is a Grade 2 listed building
- 3.2 The Station House closed to the travelling public in 2005 with the building of an Interchange on the opposite side of the track, and was subsequently converted to residential use but has now been vacant from some time.

4.0 PROPOSAL

- 4.1 The application proposes the conversion of the Grade 2 Listed Station House from a residential dwelling to office accommodation. The proposed alterations to the building will include new glass roof over an existing uncovered courtyard, removal of brick chimney, extensions and reinstatement of chimney pots at a lower height, replacement of damaged windows with like for like and internal alterations.
- 4.2 It is noted that the site edge red has been amended during the course of the application owing to the designated car parking provision being re-negotiated by the applicant.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 None.

6.0 OBSERVATION OF CONSULTEES

6.1 Lancashire Archaeology Service (26th April 2019)

No objections raised and no recommendation of conditions to be applied to the consent.

6.2 Conservation Area Advisory Panel (3rd May 2019)

No objections- fully support the proposal to provide a new commercial use for the building.

7.0 OTHER REPRESENTATIONS

7.1 None received.

8.0 RELEVANT PLANNING POLICIES

8.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 Development Plan Document provide the policy framework against which the development proposals will be assessed.

8.2 **National Planning Policy Framework – (NPPF)**
Conserving and Enhancing the Historic Environment

8.3 **P(LBCA) Act 1990**
Listed Buildings- Section 66 (1)

8.4 **West Lancashire Local Plan (2012-2027) DPD – (Local Plan)**
GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
EN4 – Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Supplementary Planning Document – (SPD) Design Guide (Jan 2008)

8.5 **Burscough Parish Neighbourhood Plan (2017-2027)**
is a material consideration in assessment of the application and the following policies are relevant:

BDP1: Design and Accessibility Principles
BPD2: Detailed Design Elements

All the above Policy references can be viewed on the Council's website at:
<http://www.westlancls.gov.uk/planning/planning-policy.aspx>

9.0 OBSERVATIONS OF DIRECTOR OF PLACE AND COMMUNITY

9.1 The main considerations for this application are

Design/ Impact on the Listed Building

Design/ Impact on the Listed Building

9.2 The NPPF and Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD together with the Councils Supplementary Planning Document on Design require that development should be of a high quality design, integrate well with its surroundings, promote sustainable development and respect its setting.

- 9.3 Policy EN4 of the West Lancashire Local Plan 2012-2027 is also relevant and states that there will be a presumption in favour of the conservation of designated heritage assets. Development will not be permitted that will adversely affect a listed building and should seek to preserve its features of special interest.
- 9.4 The Planning (Listed Building and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving listed buildings or their setting (s.66). Recent High Court judgements identify the need to give considerable weight and importance to that duty.
- 9.5 Under National Planning Guidance (NPPF) the Council is required to give great weight to the preservation of listed buildings and needs to place importance on the desirability of securing a viable and sustainable new use for the building. Given the statutory duty to preserve the benefits of securing a long term future for the building cannot be overlooked and significant weight needs to be given to this benefit in consideration of the application.
- 9.6 The Station House was converted into a single dwelling in 2001 with a modern station being built on the other side of the tracks in 2006/07. The building however has lain empty for some time and is in a deteriorating condition. The proposal for the change of use would include some external and internal alterations to repair and refurbish the fabric of the building making it fit for purpose as office accommodation. As the majority of the work is principally focused internally it would not create any significant alteration to its appearance and historic character of the building.
- 9.7 Externally the proposed works are fairly minimal. In principle I have no objection to the reduction in height of the existing chimneys nor is the removal of the more recent brickwork considered harmful to the historic character of the existing Station House. The proposed works additionally include a new glass roof over the enclosed yard to the east of the building. The existing yard is surrounded by a tall stone wall and as such visually the new roof will be largely unseen.
- 9.8 The NPPF identified that where proposals lead to 'less than substantial harm' to a listed building, the harm should be weighed against the benefits of retaining the building and securing a viable new use. In this instance the proposed benefits of the repair, refurbishment and re-use of the building outweighs the very limited harm caused by the internal changes proposed. As such the statutory duty to preserve the listed building would be met by the current proposal which is therefore considered accordant with NPPF and Policy EN4 of the Local Plan.

10.0 CONCLUSION

- 10.1 The proposed development is considered to preserve the special interest of the Listed Building and its setting in accordance with the duty under the Planning (LBCA) Act 1990, the NPPF and Policy EN4 of the Local Plan.

11.0 RECOMMENDATION

- 11.1 That Listed Building Consent be GRANTED subject to the following conditions

Condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-

Proposed Roof Plan Dwg No: (20) AOO4 received by the Local Planning Authority on 1st March 2019

Proposed Ground Floor Plan Dwg No: (20) A001 Rev B received by the Local Planning Authority on 1st March 2019

Proposed First Floor Plan Dwg No: (20) A002 Received by the Local Planning Authority on 1st March 2019

Proposed Elevations Dwg No: (20) A003 Rev A Received by the Local Planning Authority on 1st April 2019

Building Control Glass Roof Section Dwg No: (21) A003 Received by the Local Planning Authority on 17th June 2019

Demolish Extract Section Received by the Local Planning Authority on 17th June 2019

Demolish Extract Received by the Local Planning Authority on 17th June 2019

Proposed Location Plan, Site Plan Signage Details, Bike Storage and Bin Storage Dwg No: (90) A001 Rev c Received by the Local Planning Authority on 15th October 2019

3. All external brickwork and roofing materials shall be identical to those on the existing building in respect of shape, size, colour and texture and as detailed in Section 9 of the submitted application form received by the Local Planning Authority on 1st April 2019. If the applicant or developer has any doubts as to whether the proposed materials do match they should check with the Local Planning Authority before commencement of the building works.

4. Prior to the commencement of any above ground construction works details of any windows/ doors to be formed or altered in conjunction with the proposed development hereby permitted (including details of all mouldings, transforms, mullions and opening mechanisms) shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out using only the agreed materials and method of construction and shall be retained at all times thereafter

5. Notwithstanding details shown on Proposed Site Plan (90) A001 RevC no part of the development shall be occupied until full details of the hard and soft landscaping works have been submitted to and approved in writing by the Local Planning

The details shall relate to all land surfaces not built upon and shall include:

- hard surfaced areas and materials
- bike store, bin stores mail boxes and seating,
- signage
- fencing and walling
- planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work.
- existing plants / trees to be retained
- A detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

The approved hard and soft landscaping works shall be implemented and completed prior to the use as an office to which it relates or to a timetable agreed in writing by the Local Planning Authority.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 7 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason(s)

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document

4. To preserve the special architectural and historical character of a Listed Building and to comply with Policy
5. To prevent unsightliness and visual intrusion and so ensure that the development complies with the provisions of Policy GN3 and EN4 of the adopted West Lancashire Local Plan 2012-2027 Development Plan Document

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:
GN1 - Settlement Boundaries
GN3 - Criteria for Sustainable Development
EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.