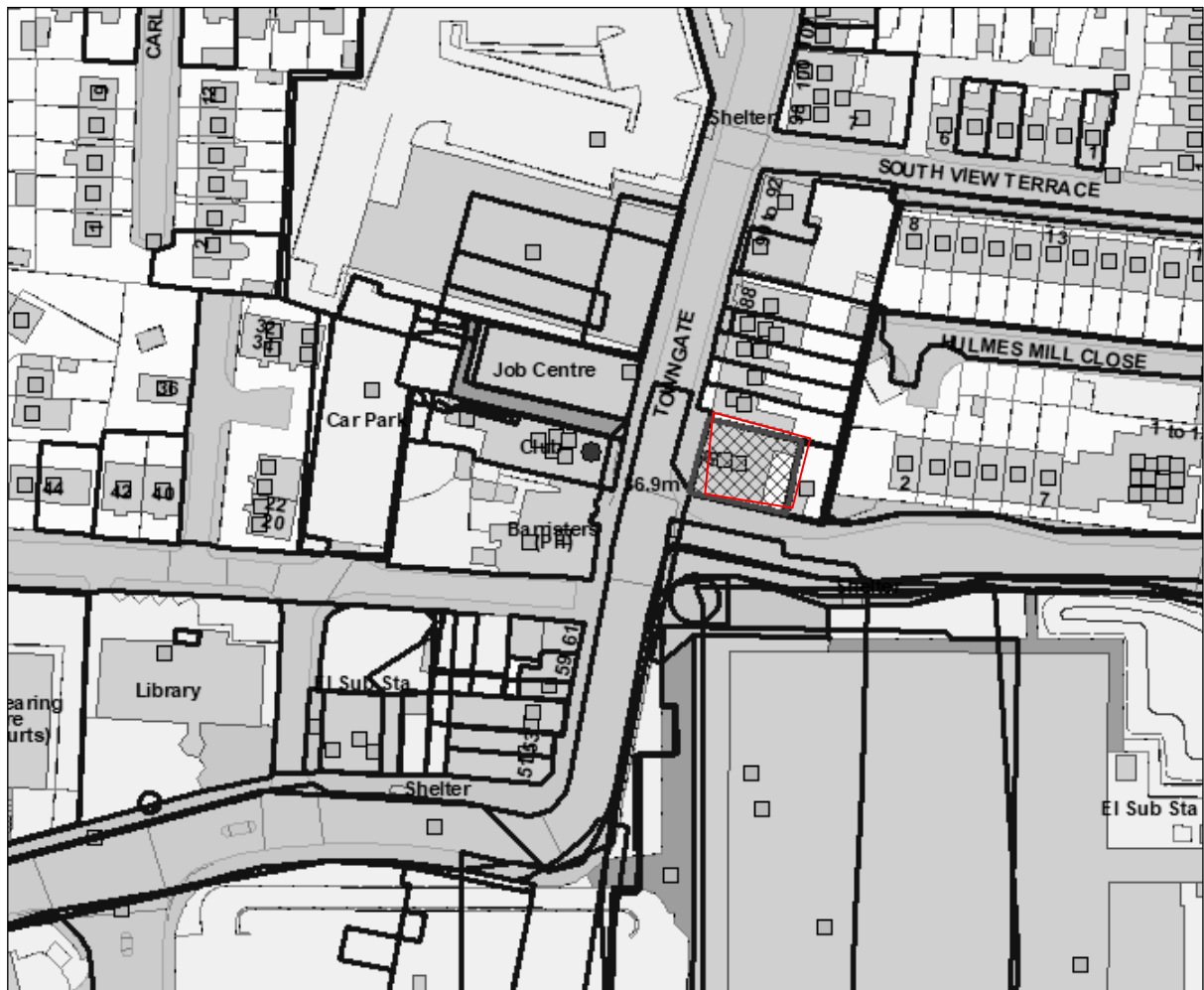


Application Number	07/2024/00060/LBC
Address	78 Towngate Leyland PR25 2LR
Applicant	Mr B Clough South Ribble Borough Council
Development	External door replacement
Officer Recommendation	Grant Listed Building Consent With Conditions
Date application valid	29.01.24
Target Determination Date	25.03.24
Extension of Time	None



1. Report Summary

1.1. This proposal is brought before Committee as an application by the Council's Estates Department.

1.2. The proposal seeks replacement of a non-original door with one of similar design at 78 Towngate; a Grade II listed property located within Leyland's secondary retail area.

1.3. The proposal is considered policy compliant. At the time of writing this report, representation had not been received, but as public consultation only ends on the 29th February it is recommended that Listed Building Consent is granted with conditions, but that the decision is delegated to the Chair and/or Vice Chair and Head of Planning and Enforcement following completion of public consultation.

2. Application Site and Surrounding Area

2.1. The property is a Grade II listed building located at the junction of St Andrews Way and Towngate, Leyland. It is surrounded by commercial/retail and residential units and houses the Royal Naval Association and Credit Union.

2.2. The site and immediate area are designated as a secondary retail area by Local Plan Policy E3 (Leyland Town Centre)

3. Site Context / Planning History

No directly relevant planning history.

4. Proposal

4.1. The application proposes replacement of the entrance door facing St Andrews Way. The replacement would be timber, painted in red, and would include a glazing panel.

4.2 The existing door is not original and contributes little to the value of the heritage asset.

5. Representations/Consultation Responses

5.1. Summary of Publicity

5.1.1.A site notice has been posted, and 11 neighbouring properties consulted. Representation has not been received. Statutory consultation was not on this occasion felt necessary.

6. Material Considerations

6.1. Site Allocation

6.1.1. Local Plan Policy E3 (Leyland Town Centre) refers. E3 supports redevelopment of existing sites where development protects the vitality and viability of Leyland's shopping offer.

6.2. Protection Of Heritage Assets

6.2.1.The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty under s.66(1) to pay special regard to preservation of the building, its setting or any features of special architectural or historic interest. Separately, NPPF 2023 Chapter 16, Core Strategy Policy 16 (Heritage Assets) and Local Plan Policy G17 (Design) state that when considering

proposed development of a designated heritage asset, great weight should be given to protection of the asset and its setting from inappropriate development.

6.3. Character and Appearance, and Relationship with Neighbouring Properties

6.3.1 Local Plan Policy G17 also seeks to ensure the proposal will reflect the character and appearance of the area and would not impact upon the amenities of neighbouring residents, highways or pedestrian safety.

6.3.2 The proposal accords with the requirements of these policies.

6.3.3 Overall, the proposal is considered compliant, and it is recommended that Listed Building Consent is granted with conditions, but that the decision is delegated to the Chair and/or Vice Chair and Head of Planning and Enforcement following completion of public consultation.

7. RECOMMENDATION:

7.1. Listed Building Consent is granted with conditions, but that the decision is delegated to the Chair and/or Vice Chair and Head of Planning and Enforcement following completion of public consultation.

RELEVANT POLICY

National Planning Policy Framework

Central Lancashire Core Strategy

- 16 Heritage Assets
- 17 Design

South Ribble Local Plan

- E3 Leyland Town Centre
- G17 Design Criteria for New Development

RECOMMENDATION:

Consent Granted.

RECOMMENDED CONDITIONS:

1. Works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of the Decision Notice.
REASON: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg DWG1 and Heritage Statement (Feb 24)
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development