

**FORMER PYKE & SON LTD, UNIT 4 LANCASTER BUILDINGS, HIGH STREET, NEWCASTLE**  
**NEWCASTLE BOROUGH COUNCIL** **20/00945/DEEM3 & 20/00946/LBC**

Both full planning permission and listed building consent are sought for internal and external alterations to the property.

The property lies within the Newcastle Town Centre Conservation Area. The Newcastle Town Centre Supplementary Planning Document identifies the site as lying within the Town Centre Historic Core and the Primary Shopping Area. Lancaster Buildings is a Grade II Listed Building.

The Listed Building Consent application is not one which can be determined by the Local Planning Authority, but has to be referred to the Secretary of State for decision.

**The 8 week period for the determination of these applications expires on 30<sup>th</sup> December 2020.**

**RECOMMENDATION**

**A) Subject to no issues being raised by consultees or by interested parties that cannot be addressed through conditions, the planning application (20/00945/DEEM3) be permitted subject to conditions relating to the following:**

- Time limit
- Approved plans

**B) That the application for listed building consent (20/00946/LBC) be referred to the Secretary of State with a recommendation of approval and that he be asked to grant listed building consent subject to conditions relating to the following:-**

- Time limit
- Approved plans

**Reason for Recommendations**

The proposals would not adversely affect the architectural or historic features of the Grade II Listed Building, nor would the proposal have an adverse impact on the appearance or character of the Newcastle Town Centre Conservation Area. The proposals accord with provisions of the development plan and there are no other material considerations which would justify a refusal of either planning permission or listed building consent.

**Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application**

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

**Key Issues**

The proposals involve the internal refurbishment of the former Pyke & Sons retail unit within Lancaster Buildings to create a hub for the development of employment and skills and external alterations to improve the appearance of the building.

The property lies within the Newcastle Town Centre Conservation Area. The Newcastle Town Centre Supplementary Planning Document identifies the site as lying within the Town Centre Historic Core and the Primary Shopping Area. Lancaster Buildings is a Grade II Listed Building.

**The Listed Building Consent application (20/00946/LBC)**

The sole issue for consideration is whether the physical works to the Listed Building are acceptable.

In considering applications for alterations to a listed building, the Local Planning Authority is required to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Saved NLP Policy B6 states that the Council will resist alterations or additions to a Listed Building that would adversely affect its character or its architectural or historic features.

External alterations comprise a new timber entrance door and the replacement of existing vents with new glazed windows. The paving to the entrance is to be relayed to create a flush access threshold. Internal alterations comprise the subdivision of the ground floor space to create a kitchenette and toilets.

The Council's Conservation Officer has no objections to the proposal stating that the removal of the vents would be a positive change and concluding that there will be no change to the significance of this building.

It is considered that the proposed alterations would not adversely affect the historic and architectural interest of the Grade II Listed Building. The Listed Building consent cannot be determined by the Borough Council and as such needs to be referred to the Secretary of State for determination.

### **The Planning Application (20/00945/DEEM3)**

The proposals involve the creation of a hub for the development of employment and skills and external alterations to improve the appearance of the building. The former use of the unit as a shop falls within the new Use Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987. This class also includes provision of professional services principally to visiting members of the public and offices carrying out operational or administrative functions. On the basis of the information submitted, it is considered that the principal use of the unit is an office for the provision of support and advice with associated training and therefore no change of use is proposed or required.

It has been concluded above that the proposed alterations would not adversely affect the historic and architectural interest of the Grade II Listed Building. Therefore, the main issue to consider is the impact of the external alterations on the character and appearance of the Conservation Area.

Local and national planning policies seek to protect and enhance the character and appearance of Conservation Areas and development that is contrary to those aims will be resisted. There is a statutory duty upon the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas in the exercise of planning functions.

The external alterations are relatively minor and as such it is considered that the character and appearance of the Conservation Area would be preserved. The proposal therefore represents a sustainable form of development, in accordance with the guidance and requirements of the NPPF.

## **APPENDIX**

### **Policies and proposals in the approved development plan relevant to this decision:-**

#### [Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy ASP4: Newcastle Town Centre Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP2: Historic Environment

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy B6: Extension or Alteration of Listed Buildings  
Policy B9: Prevention of Harm to Conservation Areas  
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area

### **Other Material Considerations include:**

#### [National Planning Policy Framework](#) (2019)

#### [Planning Practice Guidance](#) (PPG) (March 2014)

#### [Supplementary Planning Guidance/Documents](#)

#### [Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

### **Relevant Planning History**

08/00701/DEEM3	Alterations forming part of refurbishment including replacement windows, and works to canopy and other works	Approved
08/00702/LBC	Alterations forming part of refurbishment including replacement windows, works to canopy and other works	Approved
09/00628/DEEM3	Internal alterations and new shopfronts	Approved
09/00629/LBC	Internal alterations and new shopfronts	Approved

#### [Views of Consultees](#)

The **Conservation Officer** states that much of the work is minor internal work, comprising the addition of internal stud partition walls to create new ground floor WC and storage areas as well as the removal of partitions in the basement. The main change is the removal of the step into the shop but this is very minor given the small change in levels. It is considered that there will be no change to the significance of this building and that the removal of the vents will be a positive change. No objections are raised.

The views of the **Environmental Health Division** have been sought by the 27<sup>th</sup> November. Any comments received will be reported

#### [Representations](#)

None received to date. The publicity period for both application ends on 11<sup>th</sup> December.

#### Applicant's/Agent's submission

The applications are supported by a Heritage Impact Assessment.

All of the application documents can be viewed on the Council's website using the following links:

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/20/00945/DEEM3>

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/20/00946/LBC>

#### **Background papers**

Planning files referred to

Planning Documents referred to

#### **Date report prepared**

23 November 2020