

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**12<sup>th</sup> October 2021**

**Agenda item 4**

**Application ref: 21/00613/DEEM3 & 21/00614/LBC**

**Address:** Lancaster Buildings, High Street, Newcastle-Under-Lyme Borough Council

Since the publication of the main agenda report the formal consultation response of the **Conservation Advisory Working Party (CAWP)** has been received. The Working Party's comments are summarised below:

- The Working Party considered that the scheme design was an improvement on the previous design. Whilst some of the group had no objections, concerns were raised about the detail and quality of proposal and that any gates would be visually intrusive and no gates at all would be the best solution for the building.
- The group noted that the stainless steel gate and housing was considered acceptable in principle but there was concern over its robustness and finish and that it should not be galvanised or powder coated as this would potentially degrade rapidly and would look unsightly causing harm to the visual significance of the listed building a that a brass type finish was considered more appropriate.
- The Working Party felt that the proposed design does not currently show enough detail around the join of the two gates, which will probably need to be more robust and It was suggested that the join where the gates meet could be asymmetrical.
- Details of the locking mechanism and how the difference in levels will be dealt with at the step is not shown on the current drawings and needs consideration.
- The Working Part also felt that a ramp could be considered at this time.

Officer Comments

The concerns raised by the CAWP are noted and it is not contested that there would be some harm to the significance of the building as a result of the development, however this harm is considered to be less than substantial. With regards to the concerns relating to the proposed materials, joining details and locking mechanism, it is considered that conditions can be used in this instance to control the finer details of the proposal.

Given the public benefits of the proposal and subject to the use of conditions, it is considered on balance that the proposal is acceptable and would be in accordance with the requirements of both local and national policies.

The creation of the ramp for the property falls beyond the scope of this current development, however this could be considered in a subsequent application.

**REVISED RECOMMENDATION**

**A) Application 21/00613/DEEM3**

**Approve subject to conditions relating to the following:**

- **Time limit**

- **Approved plans**
- **Submission of details of shutter housing, materials, joining of gates and locking mechanism**

**B) Application 21/00614/LBC**

**Grant consent subject to conditions relating to the following:-**

- **Time limit**
- **Approved plans**
- **Submission of details of shutter housing, materials, joining of gates and locking mechanism**