

- City of London
- Glasgow
- Edinburgh



CB/CLS/PD6590
email: julian.stephenson@montagu-evans.co.uk

11 May 2007

Planning Services
Lancaster City Council
Palatine Hall
Dalton Square
Lancaster
LA1 1PW

CHARTERED SURVEYORS

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6-12 Clarges Street
London W1J 8HB

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Dear Sir/Madam

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
APPLICATIONS FOR LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT ON BEHALF
OF CENTROS MILLER LANCASTER LP AT THE CANAL CORRIDOR NORTH SITE (APPLICATION NOS. 2,
3, 4, 5, 6, 6A, 8, 9, 9A, 15 & 16)**

Please find enclosed on behalf of our client, Centros Miller Lancaster LP, six listed building consent applications and five conservation area consent applications associated with the redevelopment of the Canal Corridor North site. These applications are submitted in association with the outline planning application (Application 1) submitted for the redevelopment of the principal part of the Canal Corridor North site (see applications schedule and plan at appendix 1 of the accompanying Planning Statement for details of all applications making up the redevelopment of the site).

The applications submitted under the cover of this letter are as follows:

LISTED BUILDING CONSENT APPLICATIONS

- Application 2, 18 St Leonard Gate: Works of alteration to 18 St Leonard Gate through the removal of the adjacent Spiritualist Church and making good and reinstatement of the flank wall;
- Application 5, The Mill Hall: Alteration of the Mill Hall through the removal of the Heron Works building to the rear and making good and reinstatement of the northern elevation of the Mill Hall;
- Application 6, Structures adjacent to Mill Hall: Alterations to Mill Hall curtilage wall through the removal of the adjacent structures and making good and reinstatement of the wall;
- Application 8, the Tramway, 127-131 St Leonard Gate: Alteration of the Tramway through the removal of rear structures and works of reinstatement and making good the rear wall;
- Application 9a, The Grand Theatre: Alteration of the Grand Theatre through the removal of 1 Lodge Street adjacent and making good and reinstatement of the north-eastern flank wall;
- Application 16, 11 Moor Lane: Alteration to 11 Moor Lane through the removal of rear buildings and making good and reinstatement of the rear flank wall.

CONSERVATION AREA CONSENTS

- Application 3, 133 – 139 St Leonard Gate, 1-5 Stone Well, 3-7 Moor Lane: The demolition of the addresses as listed, and associated structures;

- Application 4, part Heron Works: Demolition of part Heron Works building to the rear of Mill Hall and associated structures;
- Application 6a, structures adjacent to Mill Hall: Demolition of buildings adjacent to Mill Hall gatehouse and curtilage wall;
- Application 9, 1 Lodge Street: Demolition of 1 Lodge Street and associated structures;
- Application 15, 1-2 St Anne's Place: Demolition of 1-2 St Anne's Place and associated structures

As these applications form part of the comprehensive redevelopment of the Canal Corridor North site (Application 1), reference should be made to the supporting and technical documents submitted in relation to the wider site, in particular the Built Heritage Report which forms part of the Environmental Statement and the PPG15 Assessment and with the over-arching Design and Access Statement.

The Built Heritage Report sets out the historical and architectural significance of all the relevant buildings and fabric contained within and immediately adjacent to the site. The PPG15 assessment undertakes further historical analysis of all the listed and conservation area buildings together with an assessment of the effects of the proposals on these heritage assets within the context of the wider redevelopment proposals.

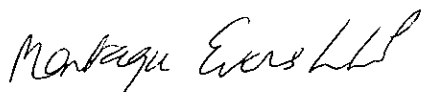
These assessments comply with and fulfil the requirements set out in PPG 15 for the assessment of development within Conservation Areas and works to, and affecting the setting of, Listed Buildings and Conservation Areas.

In order for you to assess the applications, we enclose the following in relation to each application:

- 5 copies of the relevant form and certificate;
- 5 copies of red-line location plans;
- 5 copies of all associated drawings prepared by Reid Architecture (drawing list attached)
- 5 copies of an existing buildings survey undertaken by Reid Architecture (supporting information).

If you require any further information please do not hesitate to either Julian Stephenson or Catherine Butcher at this office.

Yours faithfully



MONTAGU EVANS LLP

Encs

Application for Listed Building Consent

Application No.	LBC
Date received	

Planning (Listed Buildings and Conservation Areas) Act 1990.

Completed copies of this form and plans should be sent to the City, Borough or District Council (see note 1). Please read the notes overleaf before answering each question.

Please complete in BLOCK LETTERS.

<p>Question 1</p> <p>Name and Address of Applicant CENTROS MILLER LANCASTER LP ----- ----- -----</p> <p>Postcode----- Tel No. C/O AGENT-----</p>		<p>Question 1a</p> <p>Name and Address of Agent (if any) MONTAGU EVANS LLP ----- 6-12 CLARGES STREET ----- LONDON -----</p> <p>Postcode W1J 8HB----- Tel No. 02074934002----- (Contact's name JULIAN STEPHENSON-----)</p>	
<p>Question 2</p> <p>Full address or location of the building 18 ST LEONARD GATE LANCASTER, LA1 1NN</p>		<p>Question 3</p> <p>What is the applicant's interest in the building? (e.g. owner, lessee, prospective purchaser, etc.) PROSPECTIVE PURCHASER</p>	
<p>Question 4</p> <p>Describe briefly the proposed works (e.g. demolition, alteration, extension) and give the reasons why the works are considered necessary. ALTERATION OF ST LEONARD'S GATE BY THE REMOVAL OF THE ADJACENT REDUNDANT SPIRITUALIST CHURCH AND MAKING GOOD AND REINSTATEMENT OF THE WESTERN FLANK WALL OF NUMBER 18 ST LEONARD'S GATE. (APPLICATION 2).</p>			
<p>Question 5</p> <p>List the drawings and plans submitted with the application. PLEASE SEE ATTACHED SCHEDULE</p>			
<p>Note: The plans should be sufficient to identify the building and all alterations and extensions should be shown in detail; the works should also be shown in relation to any adjacent buildings.</p>			

I wish to apply for Listed Building Consent to execute the works described in this application and the accompanying plans and drawings.

Signed MONTAGU EVANS LLP *Montagu Evans LLP*

Date 11/05/07

~~Certificate under Section 11 Planning (Listed Building and Conservation Areas) Act 1990~~

Certificate A

I hereby certify that:

~~No person other than myself/the applicant* was the owner of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.~~

Signed _____ (Applicant/Agent)* Date _____

*delete where inappropriate

Notes

1. The local planning department may need to consult several interested parties, such as the local civic or historical society, about your proposal. You are asked to discuss this informally with the staff of your local planning department who will advise you on the number of copies required.
2. Any object or structure fixed to a listed building or forming part of the land and within the curtilage of the building is treated as part of the listed building.
3. If an appeal is made to the Secretary of State concerning this application, the Regulations require that a copy of the following documents shall be provided for the Secretary of State by the appellant:
 - (a) the application made to the local planning department together with all relevant plans, drawings, particulars and documents (including a copy of the certificate) submitted with it;
 - (b) the notice of decision (if any) and all other relevant correspondence with the local planning department.
4. If consent is granted for the demolition of a listed building, the effect of Section 8 of the 1990- Act is that demolition may not begin until English Heritage have been notified, and English Heritage have then either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building, or that they do not wish to record it.
5. When making an application for Listed Building Consent you must complete a Section 11 Certificate, which provides details of the ownership of the site. This is necessary to let owners and agricultural tenants know about proposed developments on their land.

Complete the Certificate on the application form if the applicant is the sole owner of all the land to which the application relates and no part of it is an agricultural holding or has an agricultural tenant. (Owner means a person having a freehold interest or a leasehold interest with at least seven years unexpired).

If the applicant is not the sole owner or part or all the land is an agricultural holding, please complete the separate Section 11 Certificate which is available at your local planning office.

If you do not know the name and address of the owner there are other Certificates which you can complete and should contact the planning department to discuss the matter.

Note that there is a penalty for knowingly or recklessly completing a false or misleading Section 11 Certificate.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

CERTIFICATE B

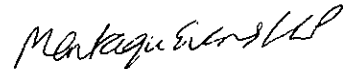
UNDER REGULATION 6
OF THE
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

THE APPLICANT CERTIFIES THAT:

The Applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

OWNER'S NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
Lawgra Ltd	c/o Carillien Chelverton Ltd PO Box 24 Birch Street Wolverhampton WV1 4HY	11 May 2007

Signed:



Full Name in Block **MONTAGU EVANS LLP**
Capitals:

On behalf of: **Centros Miller Lancaster LP**

Date: 11 May 2007

"Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less 7 years, or in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

**TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
REGULATIONS 1990**

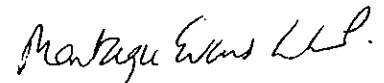
**CERTIFICATE UNDER ARTICLE 6
AGRICULTURAL HOLDINGS CERTIFICATE**

Whichever is appropriate of the following alternatives **must** form part of Certificate B. If the applicant is the sole agricultural tenant he or she **must** delete the first alternative and insert "not applicable" as the information required by the second alternative.

*i. None of the land to which the application relates is, or is part of, an agricultural holding.

OR

Signed:



Full Name in Block

MONTAGU EVANS LLP

Capitals:

On behalf of:

CENTROS MILLER

LANCASTER LP

Date:

11/05/07

**delete where inappropriate*

This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(l) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

Application for Listed Building Consent
Application Number 2-18 St Leonard Gate
Question No. 5- Drawings Schedule

DRAWINGS FOR APPROVAL			
Title	Number	Size	Scale
Site Location Plan	063039-D-01 E	A3	1:1250
Existing Site Plan	063039-D-02 E	A3	1:500
Existing Elevations, A-A, B-B, C-C & D-D	063039-D-03 E	A2	1:100
Proposed Elevations, A-A, B-B, C-C & D-D	063039-D-04 E	A2	1:100
Reference Plan	063039-D-06 C	A3	1:200
DRAWINGS FOR ILLUSTRATIVE PURPOSES ONLY			
Existing Site Photos	063039-D-05 D	A3	NTS
Proposed Highways Plan	063039-D-07 B	A3	1:500
SUPPORTING DOCUMENTS			
Existing Building Survey- Reid Architecture			