

**Officer Report to Committee**

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<b>Application ref:</b>	21/0591
<b>Ward:</b>	TALBOT
<b>Application type:</b>	LISTED BUILDING CONSENT
<b>Location:</b>	LAND AT 26 – 30 ABINGDON STREET, BLACKPOOL
<b>Proposal:</b>	Erection of a three storey link extension, fourth floor roof extension and balconies to the former sorting office, single storey and three storey rear extensions to the former post office and internal and external alterations to both buildings, following demolition of the existing fourth floor roof extension to the former sorting office and demolition of various internal walls and structures to the courtyard and roof and use as altered as a hotel with up to 148 bedrooms with ancillary facilities, associated car parking and access from Edward Street and servicing access from Queen Vera Road.
<b>Recommendation:</b>	Grant Consent
<b>Case officer:</b>	Clare Johnson
<b>Case officer contact:</b>	01253 476224
<b>Meeting date:</b>	16 November 2021

**1.0 BLACKPOOL COUNCIL PLAN 2019-2024**

- 1.1 The Council Plan sets out two priorities. The first is ‘the economy: maximising growth and opportunity across Blackpool’, and the second is ‘communities: creating stronger communities and increasing resilience’.
- 1.2 The proposed development for a large hotel within the designated Town Centre boundary and the Town Centre Conservation Area would accord with priority one and would support the wider regeneration efforts in and around the Town Centre.

**2.0 SUMMARY OF RECOMMENDATION**

- 2.1 This proposal is a positive contribution towards the regeneration of the area and the site is in a prominent location within the Town Centre, with key cultural and historic assets including St Johns Church and Square, and the Winter Gardens to the south of the application site and the Town Hall and Metropole Hotel to the west of the site.

- 2.2 It is considered that the proposal is in accordance with national and local planning policies the proposed works to facilitate development would further regenerate and enhance the area and provide good visitor accommodation to support the town centre and the wider leisure economy.
- 2.3 The application is for Listed Building Consent as the former post office building on Abingdon Street is Grade II listed. The Officer recommendation is to Grant consent for the proposed works.
- 2.4 A full planning application for the proposed development has been made by the same applicant and is subject to a separate assessment.

### **3.0 INTRODUCTION**

- 3.1 This application is for the demolition of the existing fourth floor roof extension to the former sorting office and demolition of various internal walls and structures to the courtyard and roof and erection of a three storey link extension, fourth floor roof extension and balconies to the former sorting office, single storey and three storey rear extensions to the former post office and internal and external alterations to both buildings. Vehicular access is proposed from Edward Street with servicing access from Queen Vera Road. This application is before Members because it is a major scheme of general public interest within the Town Centre Conservation Area and comprises the former post office on Abingdon Street which, is a Grade II listed building. The application site is also adjacent to the Abingdon Street Market, a locally listed building as well as 8 telephone kiosks that are Grade II listed.
- 3.2 There have been previous planning permissions and listed building consent applications on the site. The most recent listed building consent granted was 19/0164 – Internal and external alterations to former post office including erection of two x 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/cafe use to Edward Street elevation, re- cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works.
- 3.3 The former post office and sorting office buildings are vacant and have undergone some demolition works already by the previous applicants. The Council's planning enforcement team has been involved in the matters pertaining to the demolition works that have already been carried out on the site although no enforcement action has been taken.

### **4.0 SITE DESCRIPTION**

- 4.1 The application site is approximately 0.42ha (4200m<sup>2</sup>) and is within the Town Centre boundary as defined by the Blackpool Local Plan Part 1: Core Strategy (2012 – 2027) and is within the Town Centre Conservation Area.
- 4.2 The site is bounded by the Telephone Exchange and Deansgate to the north with Abingdon Street Market to the South. Beyond the market lies St Johns Church, a Grade II listed building and the Winter Gardens, a Grade II\* listed building. The former sorting office

building fronts Edward Street which is to the east of the site whilst the frontage of the former post office buildings fronts the west of the site onto Abingdon Street. Owing to the sites location within the Town Centre, the site is surrounded by a mix of retail, leisure and cultural assets.

- 4.3 The Town Centre is well served by buses, trams and trains which means that the site is highly accessible and within a sustainable location. Talbot Road pay and display car park is approximately 400 metres east of the application site.
- 4.4 The site is within Flood Zone 1 and is therefore, at low risk of tidal flooding. It is also at low risk of surface water or reservoir flooding. The site is within the Defined Inner Area, Airport Safeguarding Area and Retail Cafe Zone. As previously identified, the site is located within the Town Centre Conservation Area and the former post office building is Grade II listed. No other designations or constraints have been identified.

## **5.0 DETAILS OF PROPOSAL**

- 5.1 This listed building consent application is submitted for the demolition of the existing fourth floor roof extension to the former sorting office and demolition of various internal walls and structures to the courtyard and roof erection of a three storey link extension, fourth floor roof extension and balconies to the former sorting office, single storey and three storey rear extensions to the former post office and internal and external alterations to both buildings to create a hotel with up to 148 bedrooms with ancillary facilities, associated car parking and vehicular access from Edward Street and servicing access from Queen Vera Road.
- 5.2 A separate application for full planning permission (reference 21/0587) has been submitted by the same applicant and will be subject to a separate assessment.
- 5.3 As per paragraph 195 of the National Planning Policy Framework, Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Whilst the former sorting office is not listed, the building does have a functional and historic link to the former post office. Any works proposed to the former sorting office could affect the setting of the Grade II Listed former post office and as such, any proposals to the former sorting office are considered as part of the assessment of this application.
- 5.4 The submitted application is supported by a Design and Access Statement which includes within it an assessment of the former post office building as a heritage asset.

### External Works

- 5.5 The former post office building comprises of a basement with three storeys above. Demolition works are proposed to the rear of the building to facilitate the proposed link extension between the former post office and sorting office that is located on Edward Street however, the structural survey submitted with the application confirms that a rear section of the former post office building has already been demolished as well as one of the stair cores. The rear elevation of the former post office is in significant disrepair. Notwithstanding the removal of roof lights behind the parapet and flashing above the third floor, no significant alterations to the external appearance of the former post office frontage are proposed.

- 5.6 The principal elevation of the former post office is finished in Portland Stone. The structural survey submitted with the application concluded that the façade is in a reasonable condition with only some local signs of weathering to areas of the stone work. This application proposes repair works to the Portland stone.
- 5.7 The windows on the façades of the former post office building as well those on the former sorting office are proposed to be retained with repair works being carried out as necessary.
- 5.8 The former sorting office located on Edward Street is comprised of four storeys. Demolition of the existing fourth storey and erection of a replacement fourth storey, contemporary in design and finished using a combination of anthracite grey panels and grey aluminium windows, with solar panels on the roof is proposed. The fourth storey would extend the full width of the former sorting office and would be approximately 1.5m higher than the existing fourth storey.
- 5.9 Outdoor amenity space is proposed within a court yard area that would be enclosed via the former sorting office to the east, link extension to the south and former post office to the west. The telephone exchange building would enclose the site to the north.

#### Internal Works

- 5.10 In order to facilitate the proposed hotel development, some internal demolition and re-build works would be required. There are features of significance within the internal fabric of the building that are worthy of retention and are predominantly found at ground floor level of the former post office building. These features are acknowledged within the submitted Design and Access Statement and it is proposed that these features are repaired, re-used and retained where possible.
- 5.11 The layout of the proposed hotel development comprises the former post office basement being proposed as a staff breakout space with comfort facilities as well as housing the plant room to run the hotel. The ground floor of the former post office would be a mix of office and leisure space (restaurant/bar/gym) with hotel guest rooms proposed on the first and second floors. The former sorting office would comprise of back of office space, some guest rooms and a front of house/lobby area. The link on the ground floor would comprise of leisure space and back of house rooms. The first, second, third and fourth floors of the link extension and former sorting office would be predominantly guest bedrooms with areas of storage space for housekeeping. The fourth floor seeks to promote panoramic views with a balcony/outdoor terrace.
- 5.12 The application has been supported by:
- Design and Access Statement including Heritage Statement
  - Drainage Strategy Report including Proposed Drainage Levels Plan
  - Preliminary Roost Assessment (Bats)
  - Bat Survey Report
  - Structural Appraisal
  - Transport Statement

## **6.0 RELEVANT PLANNING HISTORY**

- 6.1 19/0163/FULL – Internal and external alterations to former post office including erection of 2no. three storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/ cafe use to Edward Street elevation, re- cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/ cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.2 19/0164 – LBC – Internal and external alterations to former post office including erection of two x 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area, installation of replacement windows, new hotel entrance and entrance to Class A3 restaurant/cafe use to Edward Street elevation, re- cladding of roof level to Edward Street and conversion of buildings to provide 102 bed hotel with ancillary bar, leisure uses, retail uses, restaurant/cafe within Use Classes A1, A3, D2 with associated Class B1 administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.3 17/0506 – FULL – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.4 17/0504 – LBC – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works: Approved.
- 6.5 16/0428 – FULL - Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works: Approved.
- 6.6 16/0429 – LBC – Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area and use/conversion of buildings to provide leisure uses, retail uses, restaurants and cafes within Use Classes A1, A3, D2 and a 50 bed hotel, with associated administrative offices, car parking, landscaping, refuse storage, access, servicing, plant and demolition works: Approved.

## **7.0 MAIN PLANNING ISSUES**

7.1 The main planning issues are considered to be:

- The principle of works
- Impact on heritage assets
- Access and Highways

## **8.0 CONSULTATION RESPONSES**

### **8.1 Historic England**

8.1.1 Historic England supports the application on heritage grounds. The Grade II listed former post office is one of the grandest civic buildings within the Blackpool Town Centre Conservation Area. Its classically styled front of richly detailed Portland stone reflects both the status of the Royal Mail and the growth of Blackpool in the early 20<sup>th</sup> Century. Internally, some important detailing /finishes of the ground floor public areas survive. Both buildings are vacant and in a dilapidated condition and the proposal to re-use them for a hotel is welcomed in principle. By using both buildings, the historic association between the two is maintained.

8.1.2 Historic England note that this is a very positive application that offers to visually and economically lift both building in the Conservation Area. Historic England recommend that the Council's Heritage Officer checks the significance of the inside of the Post Office as the details provided by the applicant are a little brief. A condition to control the method of used to clean the former post office façade should be attached to any decision.

### **8.2 Built Heritage Advisor**

8.2.1 No objection to the proposed alterations which will respect the historic character of the buildings and use of the buildings as a hotel. A Level 3 record should be carried out prior to and during works. This could be secured by condition. It is noted that the applicant seeks to refurbish rather than replace windows which is welcomed. Any repairs to the windows should be carried out by a suitably qualified contractor. Should any windows require replacing, the design and material need to be agreed.

8.2.2 The Heritage Advisor requests that external material details and sample panels should be provided. The Portland stone façade should be surveyed by a suitably qualified contractor to identify the type and extent of any defects with the recommendation made for repairs and a methodology supplied to the Council prior to works commencing. The railings on Edward Street should be repaired and repainted by a suitably qualified contractor with a methodology agreed prior to works commencing.

8.2.3 The Heritage Advisor notes that the former post office counter is proposed to be removed from its original location and whilst damaged, if it can be re-used in the proposed bar area, that would be acceptable. The floor finishes, particularly in the counter hall should also be agreed if the original floor is no longer in situ. Plasterwork in the counter hall should be appropriately repaired and reinstated where necessary. A methodology should be agreed before works start.

8.2.4 The Heritage Advisor is aware of comments raised by Environmental Health in regard to noise mitigation however, owing to the status of the building, the windows are original and should be repaired where necessary and retained.

### **8.3 County Archaeologist**

8.3.1 The County Archaeologist is satisfied that the alterations will bring a fine building back into productive use and has made an observation that the building merits a record being made in its current condition to capture its final days as part of the post office network and one of the large main post offices which were built with some architectural pretension to mark their importance as part of the Royal Mail's network. Due to its significance, this building requires a more analytical record. There are no objections from the County Archaeologist, subject to conditions to include:

- Prior to commencement, a Written Scheme of Investigation (WSI) at a level 3 record is submitted.

### **8.4 Blackpool Civic Trust**

8.4.1 Supports the comments made by Historic England.

### **8.5 National Amenity Societies of Listed Building**

8.5.1 No comments have been received in time for inclusion in this report. If any comments are received in advance of the Committee meeting they will be reported through the update note.

## **9.0 REPRESENTATIONS**

9.1 Press notice published: 20/07/2021

9.2 Site notice published: 13/07/2021

9.3 Neighbours notified: 08/07/2021

9.4 One representation have been received from the following properties:

- 18 Edward Street

9.5 These representation states that in principle, a marvellous idea and use of such a large building in a very central location and what is currently an empty eyesore however, raises the following concerns:

- The additional floor, balconies and roofing will reduce natural light even further.
- An artificial floor and balconies is out of character and would affect the architecture of the building.
- Increase in noise and disturbance to legal services offered by the Samaritans.
- Concern that the railings on Edward Street would be removed and they should be retained as they form part of the appeal of the period building.

9.6 The Committee are respectfully reminded that neither Historic England, Blackpool Civic Trust nor the Council's Heritage Advisor have raised any objection to the proposed works.

## **10.0 RELEVANT PLANNING POLICY**

### **10.1 National Planning Policy Framework**

10.1.1 The National Planning Policy Framework was updated in July 2021. It sets out a presumption in favour of sustainable development. The following sections are most relevant to this application:

- Section 16 – Conserving and enhancing the historic environment

### **10.2 National Planning Practice Guidance**

10.2.1 The National Planning Practice Guidance expands upon and offers clarity on the points of policy set out in the National Planning Policy Framework.

### **10.3 Blackpool Local Plan Part 1: Core Strategy 2012-2027**

10.3.1 The Core Strategy was adopted in January 2016. The following policies are most relevant to this application:

- CS7 Quality of Design
- CS8 Heritage
- CS17 Blackpool Town Centre
- CS21 Leisure and Business Tourism

### **10.4 Blackpool Local Plan 2011-2016 (saved policies)**

10.4.1 The Blackpool Local Plan was adopted in June 2006. A number of policies in the Local Plan have now been superseded by policies in the Core Strategy but others have been saved until the Local Plan Part 2: Site Allocations and Development Management Policies has been produced. The following saved policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ9 Listed Buildings
- LQ10 Conservation Areas
- LQ14 Extensions and Alterations
- BH3 Residential Amenity

### **10.5 Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (emerging policies)**

10.5.1 The Blackpool Local Plan Part 2 has been subject to a formal consultation exercise which ended on the 2 April 2021. At this point in time limited weight can be attached to the policies proposed. Nevertheless, the following draft policies in Part 2 are most relevant to this application:

- DM17 Design Principles
- DM20 Extensions and Alterations

- DM26 Listed Buildings
- DM27 Conservation Areas
- DM28 Non-Designated Heritage Assets

## **10.6 Other Relevant Policy Guidance**

- 10.6.1 Blackpool Council declared a Climate Emergency in June 2019 that requires urgent action. The Council is committed to making its activities net zero carbon by 2030 and that planning decisions are in line with a shift to zero carbon by 2030.
- 10.6.2 The Blackpool Town Centre Strategy was adopted in 2013 and sets out the importance of Blackpool Town Centre to the successful regeneration of the resort and the economic prosperity of the wider Fylde Coast. This document has a number of objectives, including improving the quality of buildings, streets and spaces in the Town Centre and developing a high quality hotel offer.

## **11.0 ASSESSMENT**

### **11.1 Principle of Works**

- 11.1.1 The principle of hotel development through the re-use of the vacant and dilapidated buildings with extensions and associated works, including demolition, has already been established through the granted of planning permission and listed building consent in 2016. As evident through the planning history for the site, various permutations relating to a hotel development have been submitted and approved with planning permission and listed building consent in 2017 and again in 2019.
- 11.1.2 The site remains vacant and the buildings dilapidated to the degree that the buildings have become prone to vandalism. Therefore, the longer the site is left vacant, the greater the chance of the buildings, include the Grade II listed former post office building being put at risk.
- 11.1.3 The National Planning Policy Framework was amended in July 2021 but there were no changes to the National Planning Policy Framework, and in particular section 16, that would preclude Listed Building Consent being granted to enable development on the site for a hotel.
- 11.1.4 Core Strategy Policy CS8 states that development proposals will be supported which respect and draw inspiration from Blackpool's built, social and cultural heritage, complementing its rich history with new development to widen its appeal to residents and visitors. Proposals will be supported that retain, re-use or convert, whilst conserving and enhancing the significance of designated and non-designated heritage assets and their setting. The proposed development encompasses all three aspects of the policy criterion and accords with Policy CS8 and has the full support of Historic England, the Council's Built Heritage Advisor and Blackpool Civic Trust.
- 11.1.5 The development represent a major investment in the tourism industry and would contribute towards the regeneration objectives set out in the Core Strategy and priority one of the Council Plan. The development would also support the wider regeneration efforts in and around the town centre.

## **11.2 Heritage and Visual Amenity**

- 11.2.1 Section 66 (1) of The Planning (Listed Building and Conservation Areas) Act 1990 states that for development which affects a listed building or its setting, the decision maker shall 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.
- 11.2.2 Section 72 (1) of the same Act sets out the general duty as respects conservation areas for decision makers. It states that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 11.2.3 National Planning Policy relating to the conservation and enhancement of the historic environment is set out in section 16 of the National Planning Policy Framework. Paragraph 184 of the Framework states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 199 of the Framework states that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). The policies within the Framework reflects the policy CS8 and saved policies LQ9 and LQ10.
- 11.2.4 Saved Policy LQ9 confirms that applications will be considered having regard to the setting of a listed building whilst saved policy LQ10 requires all development to preserve or enhances the character or appearance of the Conservation Area. Policy CS8 states that developers must demonstrate how any development affecting heritage assets (including conservation areas) will conserve and enhance the asset, its significance and its setting. Accordingly, this application is supported by a Design and Access Statement.
- 11.2.5 The proposed repair works on the Portland Stone façade would have an impact on the setting of the former post office building, telephone kiosks and locally listed heritage asset of Abingdon Street Market as well as the Town Centre Conservation Area. Provided that the repair works are carried out by a suitably qualified contractor with the methodology submitted and agrees to the Local Planning Authority prior to any repair works being carried out the impact of repairing the Portland Stone is not considered to result in any substantial harm to either the heritage or non-designated heritage assets.
- 11.2.6 The neo-Georgian façade of the former post office has an architectural quality and it remains a prominent building that contributes positively to the Conservation Area. The use of both the former post office and former sorting office results in the historic associated between the two buildings is maintained. Should any of the original windows require replacing, the design and material should be agreed with the Local Planning Authority. The link extension along the southern boundary between the former post office and sorting office bridges the difference in scale of the two buildings and offers an attractive frontage to the new courtyard area. The replacement fourth storey on the former sorting office is higher than the existing but as it is set back from the east elevation, the degree in which this would be visible from the street is negligible.
- 11.2.7 Notwithstanding the proposed finishes, to ensure that the materials used in the construction of any of the development works do not affect the character and appearance of the conservation area or, the setting of the Grade II listed building, it is considered necessary to secure details and samples of the materials by condition.

- 11.2.8 The railings on Edwards Street enhance the character of the street scene and as such, should be preserved. The railings also contribute to the character and setting of the former sorting office. The railings should be repaired and repainted by a suitably qualified contractor with a methodology submitted and agreed by the Local Planning Authority in advance of works commencing.
- 11.2.9 The porch entrances of the former post office building are proposed to be exposed and repaired. No details have been provided within the Design and Access Statement as to the applicant's intentions in regard to the proposals for the former counter-hall floor. Details of the floor finishes would need to be agreed with the Local Planning Authority to ensure the historic fabric of the building is maintained.
- 11.2.10 The perimeter cornicing in the former counter hall whilst largely damaged in places, is proposed to be re-instated and repaired. Whilst acceptable, a methodology would need to be submitted to the Local Planning Authority before the commencement of any repair works.
- 11.2.11 The former post office counter within the counter hall is damaged and owing to its size, is considered to be an impediment to development by the applicant. Whilst it would be preferred that the existing post office counter remains in situ, the proposal is to re-use the counter as a central bar. This proposal has been agreed in previous applications.
- 11.2.12 In total, the proposed works would both preserve and enhance the appearance of the Conservation Area, preserves the Listed Building as well as the setting of both designated and non-designated heritage assets. Notwithstanding the submitted drawings and design and access statement, subject to appropriate conditions, the works would accord with Policy CS8 and saved Policies LQ9 and LQ10 and provisions of section 16 of the National Planning Policy Framework.

### **11.3 Access and Highways**

- 11.3.1 The application site is within the Town Centre and is accessible by public transport.
- 11.3.2 The application is supported by a Transport Statement and draft travel plan. The proposed access and highway works that are to be considered as part of the full planning application would not require listed building consent.
- 11.3.3 However, listed building consent is required for any demolition works to the Grade II Listed Building. On this basis and owing to the extremely limited accessibility of the site, it is necessary and reasonable for the applicant or their successor in title to submit a demolition and construction management plan. This would be secured in respect of the application for planning permission.

### **11.4 Other Issues**

- 11.4.1 Issues relating to other matters such as ecology, drainage, residential and commercial amenity, social and economic impacts are not relevant to this Listed Building Consent application but would be considered as part of any full planning application for the proposed development.

- 11.4.2 The application has been considered in the context of the Council's general duty in all its functions to have regard to community safety issues as required by section 17 of the Crime and Disorder Act (as amended).
- 11.4.3 Under Article 8 and Article 1 of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. This application does not raise any specific human rights issues.
- 11.4.4 Through the assessment of this application, Blackpool Council as a public authority has had due regard to the Public Sector Equality Duty ("PSED") under s.149 of the Equality Act and the need to eliminate unlawful discrimination, advance equality of opportunity between people who share a protected characteristic and those who do not, and to foster or encourage good relations between people who share a protected characteristic and those who do not. The application is not considered to raise any inequality issues.

## **11.9 Sustainable development and the planning balance**

- 11.9.1 The objective of sustainable development can be summarised as meeting the need of the present without compromising the ability of future generations to meet their own needs. Sustainability comprises economic, environmental and social components. All of which are interdependent and need to be pursued in mutually supportive ways.
- 11.9.2 As per paragraph 11 of the National Planning Policy Framework, at the heart of the Framework is a presumption in favour of sustainable development. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.
- 11.9.3 Economically, the proposed hotel development would deliver regeneration to the Town Centre and would provide local employment opportunities both during construction and once the hotel is brought into operation. Employees and guests would support other businesses in the Town Centre. The proposed works requiring listed building consent would enable and facilitate development and deliver on economic benefits. This weighs in favour of the proposal.
- 11.9.4 Environmentally, the proposal seeks to re-use of a Grade II Listed Building thus preserving the heritage asset of the former post office for future generations to enjoy. This weighing in favour of the proposal.
- 11.9.5 Socially, the proposed works would make a positive contribution to the Grade II listed building and setting of non-designated and designated heritage assets in the immediate locality. The proposed works would contribute to enhancing the appearance of the Town Centre Conservation Area.

## **12.0 FINANCIAL CONSIDERATIONS**

- 12.1 Financial considerations are not applicable to this listed building consent application.

## 13.0 CONCLUSION

- 13.1 The proposed works requiring listed building consent are considered acceptable and would facilitate a major development in the Town Centre, should planning permission be granted. The proposed works are acceptable and there are no material considerations that have been identified that would outweigh this assessment.

## 14.0 RECOMMENDATION

- 14.1 Grant subject to the following conditions:

1. The works hereby granted listed building consent shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

2. The works shall be carried out, except where modified by the conditions attached to this consent, in accordance with the Listed Building Consent application received by the Local Planning Authority including the following plans and information:

POB-FEA-S1-XX-DP-A-1000\_RevP2\_Site Location Plan  
POB-FEA-S1-XX-DP-A-1200\_RevP2\_Site Plan Proposed

POB-FEA-S1-XX-DE-A-3720\_RevP1\_GA Elevation West Abingdon Street - Demolition  
POB-FEA-S1-XX-DE-A-3721\_RevP1\_GA Elevation East Edward Street - Demolition  
POB-FEA-S1-XX-DE-A-3722\_RevP1\_GA Elevation West Courtyard - Demolition  
POB-FEA-S1-XX-DE-A-3723\_RevP1\_GA Elevation East Courtyard - Demolition  
POB-FEA-S1-XX-DE-A-3724\_RevP1\_GA Elevation South Courtyard - Demolition  
POB-FEA-S1-XX-DE-A-3725\_RevP1\_GA Elevation South - Demolition  
POB-FEA-S1-XX-DE-A-3726\_RevP1\_GA Elevation North Courtyard - Demolition

POB-FEA-B1--DP-A-2050\_RevP1\_LG Basement +16.92 - Post Office Demolition  
POB-FEA-B1--DP-A-2051\_RevP1\_LG Basement +16.92 - Sorting Office Demolition.  
POB-FEA-B1--DP-A-2052\_RevP1\_00 Ground Floor +19.59 - Post Office Demolition  
POB-FEA-B1--DP-A-2053\_RevP1\_00 Ground Floor +19.59 - Sorting Office Demolition  
POB-FEA-B1--DP-A-2054\_RevP1\_01 First Floor +24.44 - Post Office Demolition  
POB-FEA-B1--DP-A-2055\_RevP1\_01 First Floor +24.44 - Sorting Office Demolition  
POB-FEA-B1--DP-A-2056\_RevP1\_02 Second Floor +28.49 - Post Office Demolition  
POB-FEA-B1--DP-A-2057\_RevP1\_02 Second Floor +28.49 - Sorting Office Demolition  
POB-FEA-B1--DP-A-2058\_RevP1\_03 Third Floor +31.57 - Post Office Demolition  
POB-FEA-B1--DP-A-2059\_RevP1\_03 Third Floor +31.57 -Sorting Office Demolition  
POB-FEA-B1--DP-A-2060\_RevP1\_04 Fourth Floor +38.35 - Sorting Office Demolition  
POB-FEA-B1--DP-A-2061\_RevP1\_R1 Roof Floor - Post Office Demolition  
POB-FEA-B1--DP-A-2062\_RevP1\_R2 Roof Level - Sorting Office Demolition

POB-FEA-B1-R1-DP-A-2906\_RevP4\_Planning Proposed Roof  
POB-FEA-B1-01-DP-A-2901\_RevP1\_Planning Proposed First Floor  
POB-FEA-B1-03-DP-A-2902\_RevP1\_Planning Proposed Second Floor  
POB-FEA-B1-04-DP-A-2903\_RevP4\_Planning Proposed Third Floor  
POB-FEA-B1-B1-DP-A-2904\_RevP4\_Planning Proposed Fourth Floor

POB-FEA-B1-B1-DP-A-2905\_RevP1\_Planning Proposed Basement  
POB-FEA-B1-00-DP-A-2900\_RevP5\_Planning Proposed Ground Floor  
POB-FEA-S1-XX-DE-A-3751\_RevP1\_GA Elevation West Abingdon Street - Proposed  
POB-FEA-S1-XX-DE-A-3752\_RevP1\_GA Elevation East Edward Street - Proposed  
POB-FEA-S1-XX-DE-A-3753\_RevP1\_GA Elevation West Courtyard - Proposed  
POB-FEA-S1-XX-DE-A-3754\_RevP1\_GA Elevation East Courtyard - Proposed  
POB-FEA-S1-XX-DE-A-3755\_RevP1\_GA Elevation South Courtyard - Proposed  
POB-FEA-S1-XX-DE-A-3756\_RevP1\_GA Elevation South - Proposed  
POB-FEA-S1-XX-DE-A-3757\_RevP1\_GA Elevation North Courtyard - Proposed  
POB-FEA-S1-XX-DE-A-3758\_RevP1\_GA Elevation North Talbot Street - Proposed  
POB-FEA-S1-XX-DE-A-3760\_RevP1\_GA Elevation West Proposed - Abingdon Street - Context  
POB-FEA-S1-XX-DE-A-3761\_RevP1\_GA Elevation East Proposed - Edward Street - Context  
POB-FEA-S1-XX-DE-A-3762\_RevP1\_GA Elevation Courtyard Proposed - Context

POB-FEA-S1-XX-DS-A-3201\_RevP1\_GA Section Post Office - Proposed  
POB-FEA-S1-XX-DS-A-3202\_RevP1\_GA Section Courtyard - Proposed  
POB-FEA-S1-XX-DS-A-3203\_RevP1\_GA Section Sorting Office - Proposed  
POB-FEA-S1-XX-DS-A-3204\_RevP1\_GA Section Courtyard 2 - Proposed

Structural Appraisal Rev P1, dated 15/06/21, Elliot Wood

The development shall thereafter be retained and maintained in accordance with these approved details.

Reason: For the avoidance of doubt and so the Local Planning Authority can be satisfied as to the details of the consent.

3. Prior to the carrying out of any works in the former post office building, the methods, materials and components to be used in the works in the counter hall and associated rooms of the former post office shall be submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) the removal of non-original partitions, re-exposure of wood panelling, floor finishes, plasterwork and alteration, replacement or maintenance of architectural features. The development shall be completed in accordance with the approved details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policy LQ1 of the Blackpool Local Plan 2001 -2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1 core Strategy 2012 – 2027.

4. No development or works granted by this consent shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of archaeological recording should comprise the creation of a record of the building to level 3 as set out in Understanding Historic Buildings (Historic England 2016). This work should be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.

Reason: In the interests of retaining and re-exposing original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

5. Notwithstanding the submitted drawings or design and access statement, the external materials to be used on the external elevations, including the approved extensions, entrances, replacement windows, doors and roof top cladding shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any above ground construction. Details shall include sample panels of any brickwork and render demonstrating the colour, texture, bond and any pointing. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the site and street scene in accordance with Policy CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ4 of the Blackpool Local Plan 2001-2016.

6. Prior to works above ground level, the Portland Stone façade is to be surveyed by a suitably qualified contractor to identify the type and extent of any defects. A methodology for cleaning the Portland Stone and recommendations for repairs is to be submitted to and agreed by the Local Planning Authority. The works shall be carried out in accordance with the agreed methodology.

Reason: In the interests of retaining and protecting the original features of the listed building, in accordance with Policies LQ1, LQ2, LQ4, LQ9, and LQ10 of the Blackpool Local Plan 2001-2016 and Policies CS7 and CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

7. Notwithstanding the approved drawings submitted, details of the design and materials of any windows that are intended to be replaced on the Edward Street Elevation must be submitted and agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving and enhancing the heritage asset in accordance with Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.

8. Prior to the commencement of works above ground level, a methodology for the repairing and repainting of the railings on Edward Street is to be submitted to the Local Planning Authority and agreed in writing. The works shall be carried out in strict accordance with the approved details.

Reason: In order to secure appropriate visual articulation and interest in accordance with Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policies LQ1 and LQ14 of the Blackpool Local Plan 2001-2016.

9. (a) The works hereby approved shall proceed in full accordance with the Structural Survey produced by Elliott Wood ref. 2200335 Rev P1 dated Jan 2021. This survey notes that further investigation will be required for some elements of the works proposed. This further investigation and survey work shall be carried out by an appropriately qualified professional specialising in conservation work.

(b) Details of any additional demolition and remedial works required pursuant to the further on-site investigations required by part (a) of this condition shall be first submitted to and agreed in writing by the Local Planning Authority. These further demolition and remedial works shall then be carried out in full and in full accordance with the approved details before the building is first brought into use as a hotel.

Reason: In the interests of preserving and enhancing the heritage asset in accordance with Policy CS8 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027.