



Mr Dan Wainwright
St David Group Ltd
Refuge House,
37 Watergate St,
Chester,
CH1 2LE

04th October 2023

BY EMAIL ONLY

Dear Mr Wainwright

Re: The Lyric Hall, Clifford Street, Barrow-in-Furness, Cumbria, LA14 2NJ

We write in respect of The Lyric Hall (the 'site'), following your enquiry regarding the acceptability, in planning terms, of it being a Use Class C1 (hotels) development. For the avoidance of doubt, Class C1 is defined within the Town and Country Planning (Use Classes) Order 1987 (as amended) as follows:

'C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)'

In forming this opinion, verbal discussions with Jennifer Dickinson (Planning Officer-Development Management (Barrow)) have been conducted, along with a review of relevant local and national policy.

National policy defines hotels as being within the range of developments that are '*main town centre uses*'.

Local Plan Policy R10 confirms that *'to enhance the vitality and viability of Barrow and Dalton Town Centres, new main town centre uses are acceptable in principle within the defined Town Centre'*.

The site is an existing, vacant building located on Clifford Street in the defined Town Centre of Barrow. By virtue of the site's proximity to local services and amenities and range of transport options, the site is classified as being sustainably located. Furthermore, given its town centre location, Policy R10 is determinative to the principle of development in this instance, and is supportive of uses of this nature in such locations.

In circumstances where the site is located within the defined town centre, the proposed (Use Class C1) use is a *'main town centre use'*, and the provisions of Barrow's Local Plan confirm, the principle of development is acceptable. This view is shared and has been confirmed by Jennifer Dickinson, during our discussion.

In view of the above, the success of any application would turn on matters such as detailed design, preservation of residential amenity for neighbouring properties and highways.

The site benefits from full planning permission (ref: B20/2023/0310), for the following development:

'Proposed change of use of Old Lyric Hall to two Houses in Multiple Occupation (HMO'S) – one four bed unit and one six bed unit with associated works including the creation of new window openings.'

This permission demonstrates that the matters raised above can be agreed. These matters would also be relevant to any application for Use Class C1 development of the site, as set out above.

Where we understand that the proposed number of rooms remains the same as the consented HMO scheme, we are of the opinion that an application for Use Class C1 development would be capable of being compliant with policy, subject to sufficient detail around the operation of that use being set out at full application stage.

We trust that the above is sufficient information. Should you wish to discuss anything please do not hesitate to contact me.

Yours Sincerely

Dave Morse

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