

Our Ref: Seascale Hall Farm
Your Ref: PP-10056236



16 January 2023

FAO: *Christie Burns*
Copeland Borough Council
Development Control
Whitehaven
Cumbria
CA28 7SJ

Dear Sir/Madam,

**PELHAM HOUSE, PELHAM DRIVE, CA20 1DB: LISTED BUILDING CONSENT APPLICATION
COMPRISING REMEDIAL WORKS TO GRADE-II LISTED BUILDING**

Overview

This application is submitted on behalf of NDA Properties Ltd. and seeks to obtain Listed Building Consent for the following structural and remedial works and repair works to Pelham Walled Garden at the Grade-II* Listed Pelham House, Calder Bridge, Cumbria, CA20 1DB:

- Stabilisation, rebuilding and relaying sections of the wall;
- The provision and installation of a new roofing system; and
- Rainwater goods replacement/repair and general repairs.

This application has been submitted in order to address necessary structural and remedial works and repair works to Pelham Walled Garden at Pelham House, Calder Bridge.

In summary, the site comprises the walled garden at Pelham House, equating to c.0.5ha. The walled garden is separated from Pelham house by car parks. The garden is first shown in notable detail on an Ordnance Survey Map of 1863, however the date of construction is unknown. The garden derives its significance from its association with Pelham House, as a kitchen garden built to serve a large household.

The walls of the garden are currently in a poor condition and have been subject to rebuilding and repair works on various occasions. The garden space is currently used as allotments, with the original garden layout having been lost since its original construction. A range of outbuildings have survived along the exterior of the northern wall, however many of these are in a state of disrepair and currently inaccessible.

The proposals comprise structural remedial works and repair works at the walled garden. This includes the stabilisation, rebuilding and relaying section of the wall, the provision and installation of a new roofing system, rainwater goods replacement and repair, and other general repairs. The Grade II* Listed Pelham House (NHLE 1356190) is located approximately 150m north east of the walled garden. The house itself is of high heritage significance derived from its architectural, historical and archaeological interests. It is important to note that the proposed works to Pelham Walled Garden will not change the use of the existing garden and its associated auxiliary buildings, and will thereby retain its historical and horticultural function.

Consequently, it is concluded that the proposed structural works within the wider Pelham House estate should be considered to have no direct impact upon the Listed Building itself, and the visual improvements are likely to have a positive impact upon the overall significance of Pelham House. This is due to the importance of the proposals in question in ensuring the longevity of the Pelham House estate as a whole.

Previous Applications

The Copeland Borough Council Planning Portal shows that Pelham House has been subject to the historic applications listed below. This comprises one full planning application, three applications for Listed Building Consent and one Tree preservation Order. All five applications were subsequently approved.

- 4/18/2533/0F1 – REPLACEMENT OF TIMBER SLIDING SASH WINDOWS WITH NEW TIMBER SLIDING SASH WINDOWS
- 4/18/2534/0L1 - LISTED BUILDING CONSENT FOR REPLACEMENT OF TIMBER SLIDING SASH WINDOWS WITH NEW TIMBER SLIDING WINDOWS
- 4/12/2346/TPO - APPLICATION FOR TREWORKS TO FELL & MAINTAIN TREES AFFECTING THE SETTING OF A LISTED BUILDING
- 4/19/2218/0F1 - REPLACEMENT OF DEFECTIVE TIMBER SLIDING SASH WINDOWS ON REAR ELEVATION (69 IN TOTAL) WITH NEW TIMBER SLIDING SASH WINDOWS
- 4/19/2219/0L1 - LISTED BUILDING CONSENT FOR REPLACEMENT OF DEFECTIVE TIMBER SLIDING SASH WINDOWS ON REAR ELEVATION (69 IN TOTAL) WITH NEW TIMBER SLIDING SASH WINDOW

Planning Justification

Local Planning Policy

The adopted Development Plan for Copeland Borough Council comprises of the *Core Strategy and Development Management Policies Development Plan Document* (adopted December 2013).

Policy ENV4 'Heritage Assets' states that the Council will seek to maximise the value of the Borough's heritage assets by:

- a) protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value;
- b) supporting proposals for the heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use; and
- c) strengthening the distinctive character or the Borough's settlement, through the application of high-quality urban design and architecture that respects this character and enhances the settings of listed buildings.

Policy DM27 'Built Heritage and Archaeology' notes that proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites and their settings will be supported; particularly Listed Buildings. Development affecting a Listed Building or its' setting will only be permitted where the proposal:

- i) Respects the architectural and historic character of the building;
- ii) Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building;
- iii) Does not have a significant adverse effect on the setting or important views of the building; and
- iv) Involves a change of use to all or part of the listed building which contributes to the conservation and overall economic viability of the building, and where the use can be implemented without any adverse alterations to the building.

Emerging Local Planning Policy

Whilst not yet adopted, the emerging *Copeland Local Plan 2021-2038* is considered to have limited weight in the consideration of this Listed Building application.

The *Publication Draft Local Plan (January 2022)* includes several draft policies of relevance: namely Strategic Policies BE1PU 'Heritage Assets' and BE2PU 'Designated Heritage Assets'. Policy BE1PU notes that Heritage Statements will be required where a proposal would impact upon a heritage asset. Policy BE2PU states that, where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal in the determination of the associated planning application.

National Planning Policy Framework ('NPPF') (2021)

At a national level, the NPPF sets out the Government's planning policies and guidance and how these are to be applied. The NPPF is a material consideration in the determination of planning applications.

Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 197 states that, in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and, the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 states that, where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposed works including securing the asset's optimum viable use.

Assessment of Current Proposals

National and local planning policy seeks to conserve and enhance the historic environment by protecting listed buildings considered to be of historic, archaeological or cultural value. Proposals for works to a listed building should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed works will enhance the listed building and contribute towards securing its long-term viable use in accordance with both national and local planning policy as detailed above, in addition to ensuring its' longer-term viable use and occupation by the current building tenant.

This application for listed building consent demonstrates that the proposed development complies with the *Copeland Local Plan and Proposals Map 2013-2028* (2013), *Copeland Local Plan 2001-2016 'Saved' Policies* (2015) and the recently amended *NPPF* (2021).

Forms and Documents

To assist in your formal consideration of the proposed structural remedial works and repair works to Pelham Walled Garden, Pelham House, the following documentation has been submitted to the Council electronically via the Planning Portal:

- Covering Letter (Design and Access Statement at Appendix I), prepared by Avison Young;
- Application Form, prepared by Avison Young;
- Site Location Plan, prepared by Avison Young;
- Heritage Statement (updated November 2022), prepared by Lanpro;
- Preliminary Ecological Appraisal (updated January 2019), prepared by BIOME Consulting;
- Bat Survey Report (updated December 2022) prepared by BIOME Consulting;
- Specification (including Schedule of Works) (updated September 2022), prepared by Sunshine Skyway Structures Ltd.

Next Stages and Contact

We look forward to discussing the details of this application further with the Council.

Should you have any further queries please do not hesitate to contact me using the contact information provided below. The works are required to recommence imminently following approval of this application; therefore your timely consideration would be greatly appreciated.

Yours sincerely

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For and on behalf of Avison Young (UK) Limited



Appendix I.

Design and Access Statement

Layout

The property comprises a large house with a walled garden, c.1.2km from Sellafield.

Scale

As existing.

Amount

As existing.

Appearance

See appended Proposed Plans and Heritage Statement.

Materials

See Specification of Works.

Access

As existing.

Landscape

As existing.