

A National Amenity Society

Mr David Gibson
Planning Case Officer
Cumberland Council
By email: development.control3@cumberland.gov.uk

11th September 2025

1 VALE VIEW, ST BEES, CUMBRIA, CA27 0BP. Application no. 4/25/2287/0L1

Dear Mr Gibson,

Significance

The importance of 1 Vale View is established by its Grade II listed status (NHLS No. 1312314). The cottage is part of a terrace of five constructed together, featuring slate roofs with stone chimneys and sash windows. There is group value shared by the terrace in their shared appearance and form. The structure is dated to the 19th century with later alterations. It has historic and architectural value in its surviving historic fabric, typical nineteenth-century neo-classical design and symmetrical appearance and floor plan.

Comments

The CBA is unable to support the application in its current form due to the potential harm to the building's historic and evidential value. The submitted Design and Access statement fails to assess the significance of the internal wall to be removed. As such this application does not meet the requirements of para. 207 of the NPPF. We believe the lack of assessment and understanding of the building's significance also compromises your LPA's ability to discharge the duties placed on you by NPPF paragraph 208.

As buildings of this period were typically designed with a regular floor plan, we assume that this wall is part of the original design. The need for a steel beam confirms that it is structurally load-bearing. The CBA do not generally support the introduction of steel beams into historic buildings, as these perform differently in response to temperature and moisture fluctuations to historic fabric; the rigidity of steel causes sacrificial movement within the historic structure. An alternative and preferable strategy would be to create a large doorway or arched opening into this wall, which would facilitate increased flow between the spaces without

requiring this degree of structural intervention. As this element of the application would affect the building's fabric and the legibility of its historic architectural design, we do not consider that it meets the requirements of para. 212 of the NPPF. As there is no clear public benefit resulting from the proposal, we also do not consider that it meets the requirements of para. 213 of the NPPF.

The CBA have no objection to the replacement of the modern bathroom ceiling, kitchen ceiling and kitchen fittings.

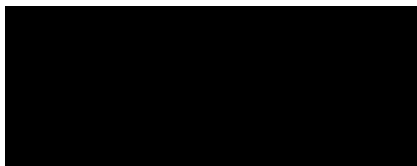
We note that the building is currently damp and support the conservative approach of ensuring good drainage and consistent heating to enable the building to dry out. The STBA's recent research and guidance on how to tackle damp and moisture in traditionally constructed buildings may be helpful to the applicants. It is available online here - [Moisture properties of insulation materials and their applicability to traditional construction](#).

Recommendations

The CBA cannot currently support this application, as it would cause an unjustified level of harm to the building through the loss of historic fabric and plan form. We recommend that revised plans are submitted which retain the structural wall adjacent to the kitchen. If revised plans are not submitted, we recommend that this application be **refused**.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,



Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.



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