

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



28 July 2021

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

Dear Sir/Madam,

**SEASCALE HALL FARM, CUMBRIA, CA20 1EH: LISTED BUILDING CONSENT APPLICATION
COMPRISING FURTHER REPARATION WORKS TO GRADE-II LISTED BUILDING**

Overview

This application is submitted on behalf of NDA Properties Ltd. and seeks to obtain Listed Building Consent in lieu of the following works to the Grade-II Listed Seascale Farm, Cumbria, CA20 1EH:

- Ground Floor removal of all ground floor suspended timber floors replaced with limecrete;
- Ground Floor Toy Room limecrete floor level reduced by 200mm to allow a sufficient ceiling level, following replacement of above floor joists;
- Removal of wall between kitchen and entrance hall due to deteriorating condition;
- Steel beam installs below existing kitchen ceiling timber beams (former wall location and central kitchen beam), to be boarded out and fire protected to mitigate upper floor deflection;
- Installation of additional fire wall and door to base of staircase (required following wall removal to kitchen) to ensure Building Regulation compliance; and
- Single door opening to be constructed between Lounge 2 and the 'Meat Room'.

Works associated with Listed Building Consent 4/18/2207/0L1 (approved October 2018) are currently being progressed by the appointed contractor on-site; however, this additional application is considered necessary in order to address additional works arising as the original consent progresses and further areas of decay and/or additional occupier requirements have been realised by the landowner.

Works are being undertaken in conjunction with frequent correspondence with Copeland Borough Council Conservation Officer Samuel Woodford, whose involvement with both original LBC application 4/18/2207/0L1 and subsequent associated conditions discharge consents has been of great assistance to date; with all proposed works under this current application having been subject to verbal approval during a site visit undertaken week commencing 19th July 2021.

This application should be read in conjunction with those documents approved in association with application 4/18/2207/0L1 and its' associated discharge of conditions documentation, as noted above.

Historic Discussions with Council Officers

Listed Building Consent was obtained for works to Seascale Hall Farm, a Grade-II listed house, in October 2018. However, it was later identified that undertaking the consented works across the entirety of the site would entail significant costs that the applicant and owner could not justify.

During a site visit undertaken on 12 June 2019, Heritage Officers categorised the adjoining barn ('Barn 1') as a non-designated heritage asset; acknowledging that the barn itself should not be considered curtilage of the Grade-II listed house. Avison Young then confirmed with the Council that the barn gable alone could be demolished and rebuilt out of block, provided that the work was appropriately rendered.

Following a further inspection of Barn 1 by the appointed Structural Engineer in March 2021, a replacement discharge of condition application relating to Condition 3 was submitted and approved following discussions with Heritage Officer Samuel Woodford. This approval saw the shortening of Barn 1 to the third truss from the eastern end of the property as detailed within the approved *Barn Remediation and Demolitions Plan*.

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.

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 additional works to Seascale Hall Farm, 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 (including relevant Land Ownership information), prepared by Avison Young;
- Site Location Plan, prepared by Avison Young;
- Heritage Statement (as updated July 2021), prepared by Lanpro;
- Archaeological Building Recording (Level 3), prepared by Greenlane Archaeology;
- Proposed Floorplans (including Schedule of Works), prepared by Avison Young;



- Proposed Limecrete Floorplan and Elevations (including Schedule of Works), prepared by Avison Young;
- General Site Survey Inspection Letter, prepared by WDS Ltd; and
- Internal Kitchen Wall Structural Inspection Letter, prepared by WDS Ltd.

Next Stages and Contact

We look forward to discussing the details of this application further with the Council, subsequent to recent correspondence with Council Heritage Officers.

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

Hannah Gray MRTPI
Senior Planner

For and on behalf of Avison Young (UK) Limited



Appendix I.

Design and Access Statement

Layout

The property comprises a large farmhouse with ancillary buildings located c300m from Sellafield.

Scale

As existing.

Amount

As existing.

Appearance

See appended Proposed Plans and Heritage Statement.

Materials

Removed ground floor suspended timber floors to be replaced with limecrete, to be in accordance with current build and listed status of property (see Heritage Statement and Proposed Plans for further information).

Ground-floor Toy Room limecrete floor level to be reduced by 200mm to allow sufficient ceiling level following replacement of above floor joists, to be in accordance with current build and listed status of property (see Heritage Statement and Proposed Plans for further information).

Removal of wall between kitchen and entrance hall due to deteriorating condition, to be in accordance with current build and listed status of property (see Heritage Statement and Proposed Plans for further information).

Steel beam installs below existing kitchen ceiling timber beams (former wall location and central kitchen beam) to be boarded out and fire protected to mitigate upper floor deflection, to be in accordance with current build and listed status of property (see Heritage Statement and Proposed Plans for further information).

Installation of additional fire wall and door to base of staircase (required following wall removal to kitchen) to ensure Building Regulation compliance, to be in accordance with current build and listed status of property (see Heritage Statement and Proposed Plans for further information).

Single door opening to be constructed between Lounge 2 and the 'Meat Room', to be in accordance with current build and listed status of property (see Heritage Statement and Proposed Plans for further information).

Access

As existing.

Landscape

As existing.