

Our Ref: Seascale Hall Farm
Your Ref: PP-11220161

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28 April 2022

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

Dear Christie,

SEASCALE HALL FARM, CUMBRIA: LISTED BUILDING CONSENT FOR REPLACEMENT FRONT-DOOR AND RETROSPECTIVE CONSENT FOR BEAM INSTALLATIONS TO LOUNGE 1 CEILINGS

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:

- Replacement of existing front door; and
- Steel beam installations to Lounge 1 Ceilings (retrospective).

Works associated with Listed Building Consents 4/18/2207/0L1 (approved October 2018) and 4/21/2348/0L1 (approved 10 September 2021) are currently being progressed by the contractor on-site; however, this further application is required to address additional works arising as the original consent progresses and further areas of decay are realised by the landowner.

Front-door Replacement

A replacement is sought for the front-door of the property, given the present fitting is irreparably damaged and in a state of poor repair having been patched with modern timber over the years. The door itself was also originally installed in such a way that it cannot fully open and is therefore limiting the ability of the building to occupy tenants in the longer-term.

The new door will comprise of a three-hinge identical replacement, with a reduction in width by 170mm being set within a new frame to the existing reveal. Existing ironmongery will be adapted and reused for the replacement. These works are yet to be completed, with enclosed drawing *Listed Consent Front Door* providing additional detail, along with paragraphs 3.19 to 3.20 of the accompanying *Heritage Statement*.

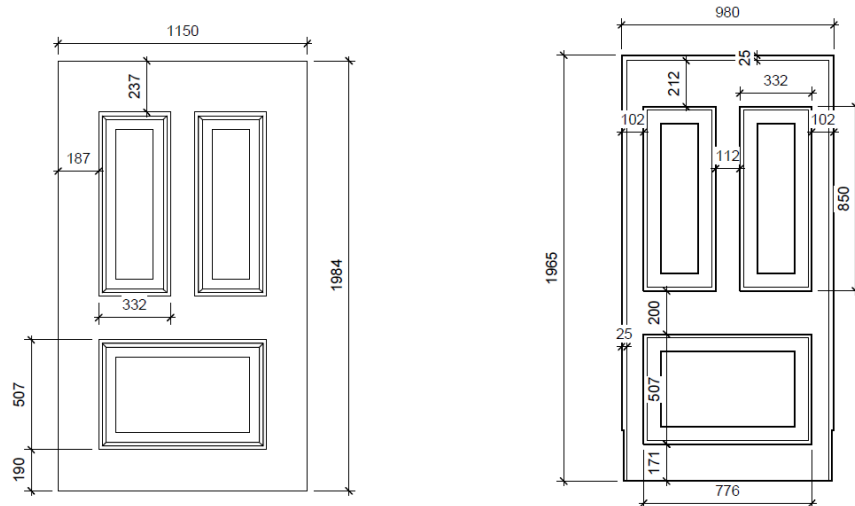


Figure 1. Existing & Proposed Front-Door Dimensions (L-R), prepared by Avison Young

Beam Installations to the Lounge Ceilings

Officers will recall recent application 4/21/2348/OL1 which sought various additional repairs identified following grant of the original LBC consent in 2018: including removal of the wall between the kitchen and entrance hall due to deteriorating condition, and steel beam installations below existing kitchen ceiling timber beams.

Upon removing walls to facilitate the approved repair works, existing timber floor supports to the Lounge 1 ceiling were deemed insufficient and potentially hazardous to building occupants. It was therefore agreed that the applicant could install steel beams as per the existing specification for the kitchen to render this area of the property safe for continued habitation.

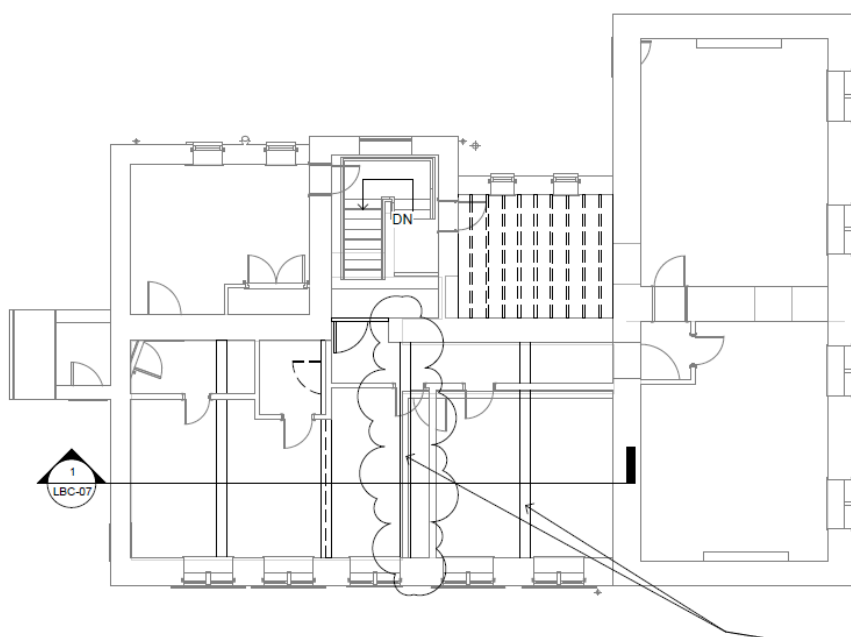


Figure 2. Location of Steel Beams Installed to Lounge 1, prepared by Avison Young

These changes are therefore sought retrospectively, with immediate action having been approved by Samuel Woodford at the time of discovery in email correspondence dated 16 September 2021.

Details of the installation works are provided at drawing *Lounge 1 Beams*, with further detail and justification included within the accompanying *Structural Survey Letter* and paragraphs 3.16 to 3.18 of the submitted *Heritage Statement*.

In short, four 152mm x 152mm UC 37kg/m Grade S355 steel beams have been inserted below the existing timber beams in Lounge 1. Importantly, existing timber beams remain in-situ having been packed away from their steel replacements.

Planning Justification

Adopted 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 determining 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.

As with previous applications, the additional works currently proposed to Seascale Hall Farm will contribute towards securing the building's long-term viable use in accordance with both national and local planning policy.

Whilst the front door has aesthetic value, its replacement with a dimensional replica utilising original ironmongery will maintain the aesthetic value of the building's façade - resulting in limited loss or harm to the heritage significance of the property. The contribution of the existing door to the development and evolution of Seascale Hall Farm has also been preserved by record (Greenlane Archaeology 2021, as submitted with approved consent 4/21/2348/0L1).

With regards to the installation of steel beams at Lounge 1, the original timber beams remain preserved in-situ as part of the works; with the newly installed beams protecting the historic timbers from further structural deterioration. It is therefore considered the installation of these beams will result in no loss or harm to the heritage significance of the property - instead preserving its' structural integrity for the enjoyment of future generations.

Due to the limited nature of the proposed additional works, it is concluded that the current proposals will result in negligible loss or harm to the registered attributes of this Grade-II listed building; with any perceived harm outweighed by the benefits of securing the ability of tenants to occupy the property into the future.



The works sought as part of this application are therefore considered to comply with the *Copeland Local Plan and Proposals Map 2013-2028* (2013), *Copeland Local Plan 2001-2016 'Saved' Policies* (2015) and *NPPF* (2021) – in addition to emerging policies within the emerging *Local Plan 2021-2038*.

Forms and Documents

To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

- Covering Letter (Design & Access Statement at Appendix I), prepared by Avison Young;
- Application Form, prepared by Avison Young;
- Site Location Plan, prepared by Avison Young;
- Replacement Lounge 1 Beams Elevation Drawings, prepared by Avison Young;
- Replacement Front Door Elevation Drawings, prepared by Avison Young;
- Heritage Statement (updated April 2022), prepared by Lanpro; and
- Structural Inspection Letter, prepared by WDS Ltd.

Next Stages and Contact

We look forward to discussing 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.

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 *Front Door Plan, Beam Installations Plan* and *Heritage Statement*.

Materials

Like-for-like replacement, three hinge identical door will replace that existing - however it will be 170mm narrower, with the replacement in a new frame set into the existing reveal. Proportions of the door panels and rails will remain the same, only the stiles will be reduced in width. Existing ironmongery to be adapted and reused on the replacement. See accompanying *Front Door Plan*.

Four 152mm x 152mm UC 37kg/m Grade S355 steel beams inserted below existing timber beams in Lounge 1 (Rooms G4 and G5). Existing beams remain in-situ being packed away from steel installations with slate/steel/hardwood packing, sat on concrete pad stones and boarded with 15mm gypsum fireboard. Beams enter front wall beneath existing full length timber structural beam, supported by built-up concrete brick and sand and cement. See accompanying *Beam Installations Plan*.

Access

As existing.

Landscape

As existing.