

Our Ref: Seascale Windows S19  
Your Ref: PP-11497439



23 August 2022

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

Dear Christie,

## APPLICATION TO VARY CONDITION 12 OF PLANNING APPLICATION 4/18/2207/0L1

A planning application has been submitted by Avison Young on behalf of NDA Properties Ltd ('the applicant') under Section 19 of the *Town and Country Planning Act 1990*, seeking to vary the wording of Condition 12 pursuant to approved listed building application 4/18/2207/0L1 (as granted October 2018) with the following description of development:

*"Listed building consent for internal and external refurbishment works"*

This Section 19 application has been prepared following ongoing discussions between the applicant and Copeland Borough Council; namely Ms Christie Burns (Development Management) and Mr Samuel Woodford (Conservation).

## WINDOWS AMENDMENTS

An application is required to vary Condition 12 of application 4/18/2207/0L1 as works have not been carried out in accordance with details approved under consented discharge of conditions application 4/20/2490/DOC. This application sought the discharge of Condition 12 of the original 2018 consent via submission of the following details:

12 – Prior to installation details and dimension drawings of the windows including double glazing profiles to each new window	Windows for replacement as per section 23.00 (Page 130 of the Specification) in the pricing schedule. Fenestration of the new windows to match previously removed windows and will be single glazed as per existing. Only windows specified, primarily to the rear elevation labelled on drawing (Page 135 of the Specification). Photos attached of applicable windows.
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As noted there have been various discussions between Conservation Officer Samuel Woodford, the Contractor and NDA Properties Ltd on this matter following the ultimate installation of C24 Treated Redwood Timber to the window replacements, details of which are provided on the appended plans and Schedule of Works. Treated Redwood Timber was considered to be an appropriate "like-for-like" replacement than the original proposals for Hardwood, upon commencement of the window replacement works by the Contractor.

Subsequently, an amendment to the wording of Condition 12 of permission 4/18/2207/0L1 as approved is required to account for the change in material to Redwood Timber – with this course of action being agreed with Officers as appropriate following a site visit earlier this month.

## VARIATIONS SOUGHT

The original wording of Condition 12 of permission 4/18/2207/0L1 is detailed below, followed by the newly amended text proposed for Condition 12 to be amended under this S19 Application:

### Existing Text

*"Prior to installation detailed and dimensioned drawings including double glazing profiles of each type of new windows will be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained at all times thereafter.*

*Reason: To safeguard the traditional appearance of the building in the interests of visual amenity."*

### Proposed Text

*"New windows shall be installed in accordance with the following plans, as submitted to and approved in writing by the Local Planning Authority:*

- *Seascale Farm – Room Plan;*
- *Seascale Farm - Schedule of Works (Rev D) (Section 23.00)<sup>1</sup>;*
- *W9 Toy Room Window;*
- *W11 Utility Window;*
- *W23 & 24 Bedroom Windows;*
- *W25 Staircase Window<sup>2</sup>; and*
- *W26 & 27 Bathroom Windows."*

*Development shall be carried out in accordance with the approved details and shall be maintained at all times thereafter."*

## NEXT STEPS AND CONTACT

The above details and supporting documents have been submitted to the Council via the Planning Portal. We look forward to discussing the proposed amendments to Condition 12 in further detail.

In the meantime, should you have any queries or wish to discuss any aspect of the application further, please do not hesitate to contact me using the contact information provided below.

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<sup>1</sup> Note: Section 23.00 pertains specifically to the Window Works

<sup>2</sup> Note: W10 and W25 are the same large window covering two floors of the building



Yours faithfully

**Hannah Gray MRTPI**  
**Associate**

**For and on behalf of Avison Young (UK) Limited**