



Westmorland  
& Furness  
Council

Working for Cumberland Council and  
Westmorland & Furness Council

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Christie Burns  
Cumberland Council  
The Market Hall  
Whitehaven  
Cumbria  
CA28 7JG

13 February 2026

Your reference: 4/26/2044/0F1 • Our reference: JNP/Cu/4262044

Dear Christie Burns,

**REFURBISHMENT AND EXTENSION OF EXISTING TWO STOREY BUILDING FOR  
COMMUNITY USE, CREATION OF NEW PUBLIC REALM, CONSTRUCTION OF  
NEW SINGLE STOREY BUILDING FOR COMMERCIAL AND COMMUNITY USES  
RED LION HOTEL, 2 MARKET PLACE, EGREMONT**

I am writing to you concerning the implications of the above application on the historic environment.

Our records indicate that the site lies in an area of archaeological potential in the historic core of Egremont. Documentary evidence shows that the centre of town was established from at least the end of the 12<sup>th</sup> century and that the market, on which the site is located, received its charter in 1267. The site of the 12<sup>th</sup> century predecessor of the existing parish church and the medieval castle are located nearby. Furthermore, medieval remains were revealed during an archaeological investigation at the nearby Co-Op. It is therefore considered likely that buried archaeological assets of local significance survive on the site and that these would be disturbed by the construction of the proposed development.

Consequently, I recommend that, in the event planning consent is granted, the construction ground works of the proposed development should be subject to a programme of archaeological monitoring and recording. This monitoring and recording should be carried out during the course of the development (a watching brief) and should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a condition in any planning consent. I suggest the following form of words:

*Prior to the commencement of development, a written scheme of investigation for archaeological monitoring and recording (a watching brief) must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme shall be implemented in full with archaeological monitoring and recording (a watching brief) being undertaken by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report shall be furnished to the Local Planning Authority.*

*Reasons: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.*

Please do not hesitate to contact me if you have any queries regarding the above.

Yours sincerely,

Jeremy Parsons  
Historic Environment Officer