

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2315/OF1
2.	<b>Proposed Development:</b>	CONVERSION TO PROVIDE 4 NO. RESIDENTIAL FLATS; REPLACE EXISTING VENT EXTRACT WITH WINDOW TO FRONT ELEVATION; NEW CONSERVATION ROOFLIGHT TO REAR PITCH OF MAIN BUILDING; NEW DOORS AND IRONMONGERY TO REAR ELEVATION OF PREVIOUS EXTENSION; NEW CONSERVATION PLATEAU ROOFLIGHTS AND LIGHTWELL WITHIN FLAT ROOFED AREA OF PREVIOUS EXTENSION FOLLOWING REMOVAL OF VENTILATION PLANT AND ACCESS LADDERS
3.	<b>Location:</b>	6 SCOTCH STREET, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 6 Scotch Street, a Grade II Listed mid terraced property situated within Whitehaven's Conservation Area. The building was previously in use as a medical surgery and has been vacant for a number of years.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the change of use of the property and conversion to 4 no.</p>

residential flats. The flats will provide the following:

Flat A – 1 bedroom, 84 square metres over the lower ground floor and the ground floor;

Flat B – 2 bedrooms, 52 square metres on the first floor;

Flat C – 2 bedrooms, 64 square metres over the second and loft floor;

Flat D – 2 bedrooms, 71 square metres over the ground and first floor.

The proposal includes the following external alterations:

- The replacement of the vent on the front elevation with a window;
- A new conservation rooflight to the rear pitch of the main building;
- New doors and ironmongery to the rear elevation of the previous extension;
- New conservation plateau rooflights and lightwell within the flat roofed area of the previous extension;
- The removal of ventilation plant and access ladders on the flat roofed area at the rear.

The application includes a bin store on the ground floor with its own access. Parking has not been specified for the development which will rely on the existing parking provision within the town centre.

This application has been submitted in tandem with Listed Building Consent for the required internal building alterations (application reference 4/20/2316/OL1 relates).

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objections.

Cumbria Highways – No response received.

Local Lead Flood Authority – No response received.

##### Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No responses have been received as a result of this advertisement.

## PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Development Plan**

Copeland Local Plan 2013-2028 (Adopted December 2013)

#### Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS3 – Housing Needs, Mix and Affordability

Policy ENV4 – Heritage Assets

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM13 – Conversions of Buildings to Residential Use within Settlement Limits

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

### **Other Material Planning Considerations**

National Planning Policy Framework 2019 (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

## ASSESSMENT

### Policy context

Planning policies ST1 and DM13 seek to encourage the re-development of properties within the defined settlement boundaries. As Whitehaven is Copeland's Principal Town, most development should be directed there. Policies DM12 and DM22 seek to ensure that new residential properties meet the minimum acceptable standards whilst including a suitable access and parking. Policies ENV4 and DM27 seek to protect the local heritage assets including the Conservation Area and any Listed Buildings.

### Principle of development

The conversion of the building to residential use is acceptable in principle as it is located within the defined settlement limits for Whitehaven and would result in the re-use of an existing building. Furthermore, there are other residential properties on Scotch Street therefore the use as a residential dwelling will be in keeping. Bringing vacant buildings back into use is supported throughout national and local planning policy and the provision of 4 flats will increase the housing supply for Copeland in a town centre location within the Borough's Principal Town of Whitehaven.

On this basis, it is considered that the development satisfies policies ST1, ST2, SS3, DM12 and DM13 of the Copeland Local Plan.

### The effect on the Conservation Area

The building is Grade II Listed, located within the Whitehaven Conservation Area and attached to other Listed Buildings. The proposals includes a number of minor external alterations including the addition of rooflights in order to allow light into all of the flats. The proposed rooflights will be of a Conservation style and therefore unlikely to create a negative effect on the character of the surrounding area. Due to the overall height of the building and the rear flat roofed projection, the roof lights will not be visually prominent.

The removal of the ventilation plant and access ladders is considered to be betterment with less clutter on the external elevations of the building.

It is considered that the proposals would preserve and maintain the character of the Conservation Area and comply with Policies ENV4 and DM27 of the Copeland Local Plan relating to the local heritage assets and Policy DM10 in relation to design.

### Access and parking

The buildings previous use as a medical surgery would have resulted in frequent car and pedestrian movements to and from the property. The use for residential purposes will arguably create a less intensive use for the site, lessening the activity on and around the site. Although no off street parking has been proposed for the building, the site is within easy walking distance to the town centre with all of the services required for everyday life and good transport links to other areas in Cumbria. As a result, it is considered that occupants of the flats would rely less on the use of motor vehicles. Any requirement for car parking could be met by the existing public parking provisions within the town centre.

The proposals therefore align with Policy DM22 of the Copeland Local Plan relating to accessible developments.

	<p><b><u>Conclusion</u></b></p> <p>There have been no objections to the proposal. The re-use of an existing empty property is encouraged and it is considered that the provision of 4 flats will help to address an identified need for more dwellings within Copeland, contributing to the 5 year land supply. There is unlikely to be a negative effect on the Conservation Area or the Listed Building and the re-use will allow the building to be improved and maintained.</p> <p>Overall, it is considered that the proposal accords with the policies set out within the Copeland Local Plan and therefore should be approved.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> </li> <li> <p>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Heritage Statement, revision A, dated July 2020, written by MCA Architecture and Design, received 17<sup>th</sup> August 2020;  Design and Access Statement, revision A, dated July 2020, written by MCA Architecture and Design, received 17<sup>th</sup> August 2020;  Site Location Plan, scale 1:1250, drawing number 1920-009-01 A, received 17<sup>th</sup> August 2020;  Existing Floor Plans, sheet 1 of 2, scale 1:100, drawing number 1920-009-02 A, received 17<sup>th</sup> August 2020;  Existing Floor Plan, sheet 2 of 2, scale 1:100, drawing number 1920-009-03 A, received 17<sup>th</sup> August 2020;  Existing Elevations, sheet 1 of 2, scale 1:100, drawing number 1920-009-04 A, received 17<sup>th</sup> August 2020;  Existing Elevations, sheet 2 of 2, scale 1:100, drawing number 1920-009-05 A, received 17<sup>th</sup> August 2020;  Proposed Site Plan, scale 1:200, drawing number 1920-009-006 A, received 17<sup>th</sup> August 2020;  Proposed Floor Plan, sheet 1 of 2, scale 1:100, drawing number 1920-009-10 A, received 17<sup>th</sup> August 2020;</p> </li> </ol>

Proposed Floor Plan, sheet 2 of 2, scale 1:100, drawing number 1920-009-11 A, received 17<sup>th</sup> August 2020;  
Proposed Elevations, sheet 1 of 2, scale 1:100, drawing number 1920-009-20 A, received 17<sup>th</sup> August 2020;  
Proposed Elevations, sheet 2 of 2, scale 1:100, drawing number 1920-009-21 A, received 17<sup>th</sup> August 2020;  
Reynaers Slimline 38 Windows and Doors specification, received 6<sup>th</sup> October 2020;  
Photographs, received 6<sup>th</sup> October 2020;  
Conservation Rooflight Technical Data Sheet and Specifications, received 6<sup>th</sup> October 2020;  
Email received from Mike Crewdson regarding details of the development, received 6<sup>th</sup> October 2020.

**Reason**

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

**Informative**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: Sarah Papaleo**

**Date : 07/10/2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 08/10/2020**

**Dedicated responses to:- N/A**