

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2316/OL1
2.	<b>Proposed Development:</b>	LISTED BUILDING CONSENT FOR 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: NO  Site Notice: YES  Press Notice: YES  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p>SITE AND LOCATION</p> <p>This application relates to 6 Scotch Street, 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>PROPOSAL</p>

Listed Building Consent is sought for various alterations as part of a proposal to change the use of the property to form 4 no. residential flats.

The proposal includes the following 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;
- Minor internal alterations;
- Removal of redundant medical equipment;
- Replacement flat roof covering;
- Repair and painting of the rough cast render to the rear;
- Repair of windows.

The application includes a bin store on the ground floor with its own access. .

This application has been submitted in tandem with Planning Permission for the required works (application reference 4/20/2315/0F1 relates).

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

#### CONSULTATION RESPONSES

##### Consultees

Conservation Officer – Initially requested the following information:

- I would be grateful if the agent is able to supply photos of the loft staircase and locations of new insertions through the rear into the extension.
- I would also request detail drawings and specifications of the proposed windows, rooflights, external doors and lightwell that are to be inserted.
- Where the D&A statement refers to restoring and adding internal features such as doors, skirting and mouldings, it would be helpful to know what these are and where they are proposed.

- It would be useful to know if there are any historic features in situ above any modern dropped ceilings that have been installed.
- Dues to its rarity, character and quality, I would like details of any work proposed to the front door shell and mask, including cleaning, stripping, repair, repainting etc.

On receipt of further information, the Officer raised no objections to the application but requested conditions relating to detailed drawings and specifications of the proposed windows, external doors and lightwell and a scheme to be submitted relating to the cleaning, stripping and repairing of the front door.

#### Public Representation

The application has been advertised by way of a site notice and press notice.

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

#### PLANNING POLICY

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 ENV4 – Heritage Assets

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM27 – Built Heritage and Archaeology

#### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

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

## ASSESSMENT

Policies ENV4 and DM27 of the Copeland Local Plan relate to the protection and enhancement of the Conservation Area and Listed Buildings and seek to ensure that any alterations are in keeping and respect the existing character of the area. Policy DM10 of the local plan requires good design.

The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 66.1 requires that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.

Section 72 requires that: *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'* of a conservation area.

Paragraphs 184 – 202 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as listed buildings, great weight should be given to the conservation of the asset's significance; however, less than significant harm should be weighed against the public benefits of a development.

The Conservation Officer initially raised a number of questions and requested further information with respect to the proposal.

- Photographs of the loft staircase and locations of the new insertions through the rear into the extension were requested. The Agent provided photographs and stated that the single proposed opening in the original building is located in Flat B, bedroom 1 which reinstates a previously blocked up opening. The Conservation Officer confirmed that there did not appear to be any unjustifiable harm from these works.
- Detailed drawings and specifications of the proposed windows, rooflights, external doors and lightwell were requested. The Agent provided the specifications but did not provide further drawings, therefore the Conservation Officer requested that this detail be controlled by a planning condition for submission prior to any alterations to these.
- The proposed restoration and addition of internal features such as doors skirtings and mouldings should be accompanied by details to explain where these are and where they are proposed. The Agent responded that the Heritage Statement includes photographs of the significant architectural features that are remaining and are limited to some ceiling roses, plaster capital, timber panels, skirting, spindles and floor tiles. The internal doors have been replaced by flush timber doors which are not sympathetic to the original building and the design intent is to reinstate traditional interior features to each of the flats. The Conservation Officer commented that although the details provided are vague, it is sufficient to be satisfied

	<p>that there is not a risk entailed to the surviving historic features of the building.</p> <ul style="list-style-type: none"> <li>• The Conservation Officer requested details of any historic features in situ above any modern dropped ceilings installed. The Agent responded that no stripping out had taken place to date but any hidden features would be recorded and restored where applicable. The Conservation Officer is satisfied that this does not need to be covered by condition but has requested that the Agent get in touch to provide an update once the information is known.</li> <li>• Due to the rarity, character and quality of the front door, the Conservation Officer requested details of any work proposed to the shell and mask to be submitted, including cleaning, stripping, repairing and painting. The Agent confirmed that the front of the property facing Scotch Street will be fully repainted as part of the refurbishment. All existing colours will be retained to maintain the harmony of the street scene and the paint shall be vapour permeable, mineral based pigmented paint only. The preparation and application will be to the manufacturers details. The Conservation Officer requested that this detail be covered by a Planning condition in order to ensure that these works are carried out satisfactorily.</li> </ul> <p>No objections have been received to the proposal.</p> <p><u>Conclusion</u></p> <p>Overall the alterations are considered to have a beneficial impact on the Conservation Area and Listed Building and preserve and maintain its character and appearance. The application is considered to be in accordance with the requirements of the Copeland Local Plan and the other material planning considerations.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.</li> </ol> <p>Reason</p> <p>To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> <li>2. 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: -</li> </ol> <p>Heritage Statement, revision A, dated July 2020, written by MCA Architecture and Design, received 17th August 2020;</p> <p>Design and Access Statement, revision A, dated July 2020, written by MCA Architecture and</p>

	<p>Design, received 17th August 2020;</p> <p>Site Location Plan, scale 1:1250, drawing number 1920-009-01 A, received 17th August 2020;</p> <p>Existing Floor Plans, sheet 1 of 2, scale 1:100, drawing number 1920-009-02 A, received 17th August 2020;</p> <p>Existing Floor Plan, sheet 2 of 2, scale 1:100, drawing number 1920-009-03 A, received 17th August 2020;</p> <p>Existing Elevations, sheet 1 of 2, scale 1:100, drawing number 1920-009-04 A, received 17th August 2020;</p> <p>Existing Elevations, sheet 2 of 2, scale 1:100, drawing number 1920-009-05 A, received 17th August 2020;</p> <p>Proposed Site Plan, scale 1:200, drawing number 1920-009-006 A, received 17th August 2020;</p> <p>Proposed Floor Plan, sheet 1 of 2, scale 1:100, drawing number 1920-009-10 A, received 17th August 2020;</p> <p>Proposed Floor Plan, sheet 2 of 2, scale 1:100, drawing number 1920-009-11 A, received 17th August 2020;</p> <p>Proposed Elevations, sheet 1 of 2, scale 1:100, drawing number 1920-009-20 A, received 17th August 2020;</p> <p>Proposed Elevations, sheet 2 of 2, scale 1:100, drawing number 1920-009-21 A, received 17th August 2020;</p> <p>Reynaers Slimline 38 Windows and Doors specification, received 6th October 2020;</p> <p>Photographs, received 6th October 2020;</p> <p>Conservation Rooflight Technical Data Sheet and Specifications, received 6th October 2020;</p> <p>Email received from Mike Crewdson regarding details of the development, received 6th October 2020.</p> <p>Reason</p> <p>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.</p>
3.	<p>Prior to any works to the windows, rooflights, external doors and lightwell hereby approved, full detailed drawings showing their exact locations and specifications must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.</p> <p>Reason</p> <p>In order to maintain the overall character of the property and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.</p>
4.	<p>Prior to any works on the front door facing Scotch Street, full details of proposals including a scheme for cleaning, repair and repainting must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the</p>

	<p>approved details and retained as such at all times thereafter.</p> <p>Reason</p> <p>To ensure the traditional character of the front elevation is retained and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.</p> <p><b>Statement</b></p> <p>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 Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>	
<p><b>Case Officer: Sarah Papaleo</b></p>		<p><b>Date : 08/10/2020</b></p>
<p><b>Authorising Officer: N.J. Hayhurst</b></p>		<p><b>Date : 08/10/2020</b></p>
<p><b>Dedicated responses to:-</b></p>		