

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2319/OL1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR STEEL FRAMED EXTENSION TO HOUSE A WC AND SHELTERED LANDING AT THE FIRST FLOOR LEVEL, FOLLOWING DEMOLITION OF EXISTING STAND ALONE WC STRUCTURE, EXISTING STAIRCASE AND PORCH. REMEDIAL WORKS, COMPRISING REPAINTING TO THE EXISTING TIMBER, WINDOW SURROUNDS AND REPOINTING TO THE EXISTING STONE WORK INCLUDING THE REPAIR OF A NUMBER OF STONE MASONRY UNITS TO THE SIGNAL BOX CHIMNEY BREAST	
3.	Location:	ST BEES STATION SIGNAL BOX, STATION ROAD, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:	<p>This application relates to St Bees Station Signal Box, a Grade II Listed Building which is located off Main Street within the centre of St Bees. The building is a late 19th Century feature of the station of a Furness Railway Type 3 Design. The site is also located within the St Bees Conservation Area.</p> <p>Proposal</p> <p>Listed Building Consent is sought for a steel framed extension to the Signal Box to house a wc, a sheltered landing at first floor level, and a junction box with hatch access at the ground floor level. The existing stand-alone wc structure, staircase and porch will be demolished to accommodate this</p>	

development.

The proposed steel framed extension, is to be sited to the south of the existing building, in the position of the existing wc structure. The proposal will measure 3.26m x 2.03m, benefitting from an eaves height of 4m and an overall height of 5.1m. Along the south east elevation of the proposed development, an external staircase is proposed which will project from the extension by 1.13m and extend along the structure by 3.46m. The development will be enclosed by a green palisade fence.

In addition to the proposed extension, Listed Building consent is also sought for remedial works to the existing Signal Box building. The proposed remedial works comprise of the repainting of the existing timber window surrounds and repointing to the existing stone work, including the repair of a number of stone masonry units to the signal box chimney breast.

Planning permission is not required for these works as the development fall under Part 8 Class A of the Town and County Planning (General Permitted Development) (England) Order 2015, as the development is to be undertaken by Network Rail.

Consultation Responses

St Bees Parish Council

No objections.

Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

No objections to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere.

United Utilities

No comments received.

Copeland Borough Council – Conservation Officer

The Council's Conservation Officer has stated that the principle of the proposal (i.e. providing a safe enclosure with WC facilities inside) appears to be justified on the grounds of ensuring the safety and wellbeing of the signal box staff. The proposal area at the south end of the signal box is currently occupied by an unattractive external porch and staircase and WC cubicle, which make a negative contribution to the Listed Building, Conservation Area, and its setting. There therefore exists the potential for an intervention to secure betterment to the structure directly and indirectly.

The Officer has stated that the extension is clearly secondary to the signal box in scale, and positioned in a subservient position to it. It does not dominate the listed structure. Its design is generally attractive and complimentary to the signal box. The Officer has concluded that this entails less-than-substantial harm to the signal box as it erodes its daintiness and self-contained character,

however this is justified by the need and by the fact it removes elements that are more harmful. In terms of the effect on the Conservation Area, the Officer has stated that this is less straightforward. The proposal is not removing elements that make a positive contribution to local character and distinctiveness, but by slightly eroding the character of the signal box it could not be said to preserve or enhance it either.

Based on the initial information submitted as part of this application, the Conservation Officer requested additional information and clarification on this proposal. Following the submission of this requested information the Officer has stated that he is satisfied with the information submitted, however he has requested conditions requesting details of doors and windows, proposed lighting, security fencing, external staircase, rainwater goods, and lime mortar to be submitted and agreed prior to works commencing on site.

Historic England

Based on the information available, Historic England do not wish to offer comment on this proposal. It is suggested that the views of a specialist Conservation Officer are sought.

Network Rail

No comments to make on the application.

Copeland Borough Council – Scientific Officer

No comments to make on this application.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to two properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2019)

Planning (Listed Building and Conservation Areas) Act 1990

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 is currently the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Assessment

Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites.

The Listed Building and Conservation Areas Act sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 16.2 of this Act requires that: "in considering whether to grant listed building consent for any works the Local Planning Authority or 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 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".

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.

This application seeks to replace the existing detached wc facility at this site with a steel framed extension to the existing Signal Box to house a wc, a sheltered landing at first floor level, and a junction box with hatch access at the ground floor level. Network Rail is proposing to undertake a

	<p>programme of security upgrades at the site due to significant history of antisocial behaviour directed towards railway staff working in this location. The Conservation Officer concludes that the development entails less-than-substantial harm to the signal box as it erodes its daintiness and self-contained character. However there is considered to be a justified need for this proposal and the development seeks to remove elements (existing structures) which are considered to be harmful to the Listed Building and Conservation Area. In terms of the impact on the St Bees Conservation Area, the Officer has stated that whilst the proposal is not removing elements that make a positive contribution to local character and distinctiveness, the development slightly erodes the character of the signal box it could not be said to preserve or enhance it either. No objections have, however, been registered from the Conservation Officer subject to the inclusion of pre commencement conditions relating to details of doors and windows, proposed lighting, security fencing, external staircase, rainwater goods, and lime mortar.</p> <p><u>Conclusion</u></p> <p>The proposed development will remove elements of the existing structure which are considered to harm the character and appearance of the Grade II Listed Building and the surrounding Conservation Area. The development would have a less than substantial harm to the Listed Building, however this is outweighed by the need for this development. On that basis it is considered to meet the tests set out in Paragraphs 184 – 202 of the NPPF.</p> <p>In all aspects, the proposed development is compliant with the objectives of Policies ST1, ENV4 and DM27 of the Copeland Local Plan 2013-2018 and the relevant provisions of the National Planning Policy Framework and LBCA Act.</p>
8.	<p>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent. <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"> 2. This permission relates to the following plans and documents as received on the retrospective dates and development shall be carried out in accordance with them:-

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| | <ul style="list-style-type: none">- Location Plan, Scale 1:1250, Drawing No: P454_100, received by the Local Planning Authority on the 21st August 2020.- Existing Ground Floor Plan, Scale 1:50, Drawing No: P454_120, received by the Local Planning Authority on the 21st August 2020.- Existing – First Floor Plan, Scale 1:50, Drawing No: P454_121, received by the Local Planning Authority on the 21st August 2020.- Existing Elevations, Scale 1:100, Drawing No: P454_130, received by the Local Planning Authority on the 21st August 2020.- Existing – 3D Views, Drawing No: P454_190, received by the Local Planning Authority on the 21st August 2020.- Proposed Site Plan, Scale 1:100, Drawing No: P454_210, Rev: C, received by the Local Planning Authority on the 21st August 2020.- Proposed – Ground Floor Plan, Scale 1:50, Drawing No: P454_220, Rev: C, received by the Local Planning Authority on the 21st August 2020.- Proposed – First Floor Plan, Scale 1:50, Drawing No: P454_221, Rev: B, received by the Local Planning Authority on the 21st August 2020.- First Floor – Setting Out Plan, Scale 1:20, Drawing No: P454_230, Rev: C, received by the Local Planning Authority on the 21st August 2020.- Ceiling and Lighting Design, Scale 1:20, Drawing No: P454_260, Rev: C, received by the Local Planning Authority on the 21st August 2020.- Proposed Elevations, Scale 1:100, Drawing No: P454_301, Rev: F, received by the Local Planning Authority on the 21st August 2020.- Proposed – 3D Views, Drawing No: P454_901, Rev: C, received by the Local Planning Authority on the 21st August 2020.- Design, Access and Heritage Statement in Support of Security Upgrade Works at St Bees Signal Box, prepared August 2020, received by the Local Planning Authority on the 21st August 2020.- Stone Quote, Letter Askins and Little – Reference: St Bees Signal Box Stonework Repairs and Lime Pointing, received by the Local Planning Authority on the 21st August 2020.- Stone Survey, Letter Askins and Little – Reference: St Bees Signal Box Stonework Repairs and Lime Pointing, received by the Local Planning Authority on the 21st August 2020.- Annotated Photo: Elevation 1, received by the Local Planning Authority on the 21st August |
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2020.

- Annotated Photo: Elevation 2, received by the Local Planning Authority on the 21st August 2020.
- Annotated Photo: Elevation 3, received by the Local Planning Authority on the 21st August 2020.
- Annotated Photo: Elevation 4, received by the Local Planning Authority on the 21st August 2020.
- Annotated Photo: Elevation 1 and 2, received by the Local Planning Authority on the 21st August 2020.
- Annotated Photo: Elevation 3 & 4, received by the Local Planning Authority on the 21st August 2020.
- Email from Agent, received by the Local Planning Authority on the 7th 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.

3. Prior to the commencement of any works at this site full details of the proposed timber doors and windows, including specifications and colours, must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

4. Prior to the commencement of any works at this site full details of the proposed lighting must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

5. Prior to the commencement of any works at this site full details of the proposed security fencing, including specifications and colours, must be submitted to and approved in writing by

the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

6. Prior to the commencement of any works at this site full details of the proposed external staircase, including specifications and colours, must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

7. Prior to the commencement of any works at this site full details of the proposed rainwater goods must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

8. Prior to the commencement of any works at this site full details of the proposed lime mortar must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

9. Notwithstanding the details shown on the approved plan 'Proposed Elevations, Scale 1:100, Drawing No: P454_301, Rev: F, received by the Local Planning Authority on the 21st August 2020', the schedule of materials to be used on the development must be in accordance with the details outlined in the approved document 'Email from Agent, received by the Local Planning Authority on the 7th October 2020'. The development must be maintained as such at

all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

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

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: C.Burns

Date : 06.11.2020

Authorising Officer: N.J. Hayhurst

Date : 06/11/2020

Dedicated responses to:- N/A