

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2370/OF1
2.	Proposed Development:	INSTALLATION OF TWO VELUX ROOF WINDOWS TO SLATE ROOF ON STRAND STREET ELEVATION
3.	Location:	54 KING STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 54 King Street, a terraced commercial property situated on the main shopping street in Whitehaven Town Centre. The building is sited within the Whitehaven Conservation Area.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the installation of two Velux roof windows during the repair of the roof. The Velux windows will be fitted to the elevation which fronts Strand Street.</p> <p>The proposal is for 2 centre-pivot pine roof windows which will be fitted with a Velux recessed</p>

flashing kit with a lacquered aluminium exterior finish and coloured grey to match the slates.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Consultees

Conservation Officer – Initially requested full details of the windows, on receipt of these raised no objections.

Public Representation

The application has been advertised by way of a site notice and consultation letter issued to 2 no. neighbouring properties.

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)

Emerging Copeland Local Plan

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

Policies ENV4 and DM27 of the Copeland Local Plan relate to the protection and enhancement of the Conservation Area 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.

The rear of the building for development does not have any historical features and provides the back door for the retail shop "Haighs" which fronts onto Kings Street. As the building is 3 storey, the roof is not particularly visible from the street. The Velux windows will allow better ventilation for the building therefore ensuring it can be utilized fully in the future and allowing the building to be maintained. The roof lights will have a recessed flashing kit and be finished in a way that will allow them to blend in with the existing slate roof, therefore it is unlikely that they will create harm to the overall street scene.

	<p>Comments were received from the Conservation Officer that <i>“this entails an extremely minor form of less-than-substantial harm to the character of the conservation area, and very minor harm to the character of this non-designated heritage asset, which appears justified by the need to introduce better passive ventilation.”</i></p> <p>On the basis that the windows will provide betterment for the building and its use in the long term and will not create harm to the Conservation Area, it is considered that the proposal complies with policies ENV4, DM10 and DM27 of the Copeland Local Plan.</p> <p>No objections have been received to the proposal.</p> <p>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>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <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> <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>Location Plan, scale 1:1250, received 23rd September 2020; Block Plan, scale 1:200, received 23rd September 2020; Strand Street Elevation, scale 1:50, drawing number ref. 1, received 23rd September 2020; Section, scale 1:50, drawing number ref. 2, received 23rd September 2020; Product information Velux centre-pivot pine roof window GGL, received 21st October 2020; Velux details, written by David Pearson, received 21st 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>

	<p>Statement</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 planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: Sarah Papaleo</p>	<p>Date : 16/11/2020</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 18/11/2020</p>
<p>Dedicated responses to:- N/A</p>	