

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2092/0L1
2.	Proposed Development:	LISTED BUILDING CONSENT TO REPLACE EXISTING UPVC FRONT DOOR WITH TIMBER DOOR
3.	Location:	7 GARDEN VILLAS, MAIN STREET, HENSINGHAM
4.	Parish:	Whitehaven
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: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 7 Garden Villas, a Grade II mid-terraced property situated within the Hensingham Conservation Area in Whitehaven. The property is a residential dwelling and is situated within a row of other Listed properties. The listing entry for the property states the following: <i>GARDEN VILLAS,HENSINGHAM 1. 1814 Nos 4 to 8 (consec) NX 9816 NX 7/54 II GV</i> <i>2. Late C18 Georgian Gothic villas in a terrace. Symmetrical design. 2 storeys. Each has a pointed arched doorway and rectangular label with panelled spandrels, 1 window on ground floor and 2 above, all with labels. Nos 4 and 8 have gables to front, with fretted bargeboards and an extra</i>	

window in gables.

Nos 4 to 8 (consec) Garden Villas with Nos 35 to 48 (consec) and Nos 81 to 99 (consec) Main Street, Hensingham form a group.

PROPOSAL

Listed Building Consent is sought for the replacement of the front door from UPVC to hardwood.

The door will be 1040mm x 2100mm and have glazing on the top half. There will be a triangular window above measuring 1040mm x 440mm.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Town Council – No objections

Conservation Officer – Raised no objections to the proposal and stated that it would be a clear improvement.

Public Representation

The application has been advertised by way of a site 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 DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently 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 ENV4 and Policy DM27 seeks to protect, conserve and where possible enhance listed buildings and their settings.

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 16.2 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'.*

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.

Limited information has been provided by the Applicant in respect of the heritage asset significance of the property and the impacts of the proposed development; however, the proposals have been fully reviewed and assessed by the Conservation Officer of the Council.

The heritage asset significance of the property is principally derived from its physical form/construction.

The existing door is white UPVC and does not represent a traditional design or material in order to maintain the heritage value of the property. The proposed door will be constructed from hardwood and will be more in keeping with the Grade II Listed property. The Conservation Officer considers that the proposal will be a clear improvement for the property and raised no objections.

As the door will be betterment for the property and will enhance the appearance of both the Listed Building and the surrounding Conservation Area, it is considered to be acceptable when considered against the tests within the NPPF and the LBCA.

Conclusion and Planning Balance

	In applying the tests of the Copeland Local Plan 2013-2028, the LBCA and the NPPF, the proposal would preserve the heritage significance of the listed building and so is supported.	
8.	Recommendation: Approve Listed Building Consent (start within 3yr)	
9.	Conditions: 1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent. Reason 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. 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: - Site Location Plan, scale 1:1250, received 3 rd March 2021; Heritage Statement, written by Sophie Palmer, received 3 rd March 2021; Product Specification Sheet, provided by AJ&D Chapelhow Ltd. 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. 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 Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.	
Case Officer: Sarah Papaleo		Date : 26/04/2021
Authorising Officer: N.J. Hayhurst		Date : 27/04/2021
Dedicated responses to:- N/A		