



**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2140/OL1
2.	<b>Proposed Development:</b>	LISTED BUILDING CONSENT FOR CONVERSION OF BUILDING TO A RESIDENTIAL USE INCLUDING INTERNAL ALTERATIONS, REAR DORMER EXTENSION AT FIRST FLOOR, PRESERVATION OF PROTECTED INTERNAL FEATURES (FIREPLACES & PANELLING) - REVISION TO PREVIOUSLY APPROVED SCHEME UNDER REFERENCE 4/19/2263/OL1
3.	<b>Location:</b>	3 CATHERINE STREET, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Listed Building - Listed Building, Coal - Development Referral Area - Data Subject to Change
6.	<b>Publicity Representations &amp;Policy</b>	See report.
7.	<b>Report:</b>  <b>Site and Location:</b>  <p>The application site comprises the now vacant former Whitehaven Medical Centre, 3 Catherine Street, Whitehaven.</p> <p>The property comprises a principally two-storey building that is attached to the rear of but is internally subdivided from 80 Lowther Street.</p> <p>The property is finished externally with a combination of textured render finishes with surrounding details to the windows under a combination of dual pitched hipped and gabled roof structures finished externally with slate. The property has timber windows and doors.</p> <p>The property is a Grade II Listed Building and is located within the Whitehaven Town Centre Conservation Area.</p>	

The property has a limited curtilage and does not benefit from off highway parking.

**Proposal:**

Listed Building Consent is sought for the alteration and extension of the property to enable the creation of 6no. apartments.

The application is a revision of a previously approved scheme which could not be implemented due the scheme failing to comply with Building Regulations requirements.

The physical development proposed principally comprises:

**External:**

- The erection of a first floor level extension above the existing single story element of the building under a combination of dual pitched roof structures tying into the existing roof structure. Extensions are to be finished externally with roughcast render to the elevations and slate to the roof structures. Timber sash windows with ashlar windows surrounds are proposed.
- Replacement of existing entrance doors to southeast elevation with a new door in revised location and timber sash window with ashlar window surround.
- Replacement and creation of addition windows.

**Internal:**

- Ground floor - Removal of various existing internal partitions; erection of various new internal partitions; replacement and realignment of existing staircase; and, installation of staircases to first floor and basement.
- First Floor - Removal of various existing internal partitions and erection of various new internal partitions. The timber panelling and fireplace to the southwestern element of the building are to be retained.

The proposals have been amended during the course of the application to in response to confirmation of the ownership of elements of the Application Site and the comments of consultees and Officers.

Consultee:	Nature of Response:
Town Council	No objections.
Copeland Borough Council –	<i>11<sup>th</sup> May 2021</i> Assessment: This is close to being a recommendation to refuse as there's a

Conservation  
Officer

significant amount wrong with the application, however, I think it can be addressed by updating documents and adding new ones, and finding alternative design choices or better justifying those that have been made.

- No details have been included on windows or internal and external doors.
- Hipped roofs don't look correct. These should be gabled.
- Entrance detailing is awkward. I appreciate there is a wall on the inside, and that this arrangement is an attempt create a window from the existing door opening that lines up with the window above, however the appearance is not good. The window in the new room (oddly labelled "Waiting") is jammed right up against the new hall wall, which will create an odd appearance and leave no room for a curtain rod. The proposed hallway also seems very cramped, being the same width as the door.
- This proposal entails removing an internal staircase, but no suggestion of what impact if any this might have on the significance of the building, either from the loss of the staircase itself or the change to the building's circulation.
- The proposed and existing rear elevation drawings appear to be identical, which makes it impossible to comment on the changes there.
- The proposed and existing side elevation drawings appear to be drawn wrongly, with the final single storey volume absent and the current two storey hipped volume drawn as though it's the end of the building, both before and after the work.
- The existing front elevation drawing appears to be drawn incorrectly, with the current single-storey end volume shown as two storey and the proposed cellar windows already in place.
- The cellar windows themselves look awkward and I question whether the benefit in terms of light and ventilation will really be satisfactory. The following image of a property on Queen Street gives an example of how such windows might be better detailed:



**Conclusion:**

At present it's not possible for me to draw firm conclusions on this because of incompleteness and the inaccuracy of the drawings.

This consultation response covers points that are obviously questionable, but I would need to have another look at the proposals when further and corrected details are in.

*15<sup>th</sup> September 2021*

Following my earlier consultation response, revisions and additions have been supplied. These address almost all of my earlier concerns, including the lack of justification for relocating the internal staircase, the inconsistencies in the drawings, and certain aspects of the detailing that appeared awkward.

The only remaining point is that use of 24mm glazed units in windows tends to introduce a chunkiness that is at odds with the character of the building. I believe the current windows are single-glazed (although clearly also not of any great significance).

Generally, we would request SG be replaced either with new SG (optionally in combination with secondary glazing) or 12mm heritage style glazed units. In the case of using the slim DG units, we tend to request solid glazing bars and individual glazed units to avoid introducing black edges and gaskets around the sight lines, although here I note the proposal does not feature glazing bars, and has a one-over-one arrangement.

- I'd be grateful for comment on whether single-glazing would be preferable in comparison with 12mm heritage units, from the perspective of the applicant and agent (either should be viable here).
- I would also request the use of slate rather than slate-effect tile for roofing.

*1<sup>st</sup> October 2021*

Thank you for the revised details, showing the building with an alternative eaves detail that omits the bargeboards and substitutes the white uPVC soffit for a Cedral board alternative that I would view as a better response to the following legislation, policy and guidance.

**Neighbour Responses:**

The application has been advertised by way of a planning application site notice, press notice and notification letter sent to 1no. neighbouring property.

One written representation has been received questioning the ownership of the ramp serving the property and the ability to provide refuse storage etc. given the surrounding land is in the ownership and control of a third party.

**Development plan policies:**

Copeland Local Plan 2013-2028 (Adopted December 2013):

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV4 – Heritage Assets

Development Management Policies (DMP):

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM27 – Built Heritage and Archaeology

**Other Material Planning Considerations**

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Emerging Copeland Local Plan (ECLP).

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:**

*Heritage*

A limited Heritage Statement has been prepared in support of this planning application.

The property is a Grade II Listed Building, as the property comprised part of the Grade II Listed 80 Lowther Street, Whitehaven at the time of listing. The building has subsequently been the subject of subdivision from 80 Lowther Street and unsympathetic extension and internal alterations to create a medical surgery.

The building is located within the Whitehaven Town Centre Conservation Area.

The significance of the building is primarily derived from the developed form and relationship of the southwestern most part of the building to 80 Lowther Street and the original internal features that remain. The single storey element to the northeast most part of the building is a recent addition of similar design/construction to the remainder of the building; however, by virtue of its scale and form, it does not make a positive contribution to its significance. The introduction of a first floor level extension will improve the overall visual appearance and balance of the building and the conservation area through the introduction of increased height along the façade and the termination with a dual pitched gable consistent with the significant elements of the existing building. The dual pitched gabled addition to the northwest elevation is a less successful addition; however, its impacts are lessened by its scale, location and relationship to the existing complex forms to the remainder of this elevation.

The property has various rendered finishes to the elevations, including roughcast render and incised stucco. Incised stucco would be the preferable finishes to the proposed extension being part of a Georgian terrace; however, the making of a joint with the roughcast of the adjoining building would not be desirable and so the proposed use of roughcast is considered acceptable.

The proposed windows and doors are consistent in design and form to those within the existing building.

Owed to the extensive internal alterations to create a medical surgery, limited original fabric of significance remains to the interior of the building with the exception of some Victorian iron fireplaces, some glazed cabinetry and wood panelling that survive in the eastern most element of the building. The proposed internal alterations to the building are extensive; however, principally relate to the removal/alteration of the interventions completed in the conversion to the medical surgery and so the resulting impact upon the significance of the building is limited. The Victorian iron fireplaces, some glazed cabinetry and wood panelling survive in the eastern most element of the building are to be retained with some alterations, albeit detailed specifications of the works to these areas have not been submitted and a planning condition is proposed to secure.

In applying the statutory duties of the LBCA and the relevant provisions of the NPPF and the Development Plan, it is considered that as proposed the development will result in slight harm to the significance of the conservation area and Grade II Listed Building.

	<p><i>Ecology and Arboriculture</i></p> <p>The building to which this application relates falls within the planning and development trigger list for bat surveys contained within the Bat Conservation Trust Bat Surveys Good Practice Guidelines; however, given the location of the building, the potential for the presence of bats is negligible and a Bat Survey not therefore requested.</p> <p>Planning Balance</p> <p>In applying the statutory duties of the LBCA and the relevant provisions of the NPPF and the Development Plan, it is considered that as proposed the development will result in slight harm to the significance of the conservation area and Grade II Listed Building; however, it is considered that this slight harm would be outweighed by the resulting benefits of returning the building to an active use, the provision of additional housing and the associated economic benefits to the local economy.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p><b>Conditions:</b></p> <p>1. The works hereby permitted shall begin not later than three years from the date of this decision.</p> <p>Reason</p> <p>To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>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:-</p> <p>Planning Application Form received 24<sup>th</sup> August 2021  Existing Plans and Elevations – Scale 1:100 received 10<sup>th</sup> June 2021  Plans and Elevations as Proposed Rev. C – Scale 1:100 received 20<sup>th</sup> October 2021  Coal Mining Risk Assessment Ref. G19080 received 31<sup>st</sup> March 2021  Door Specifications received 3<sup>rd</sup> September 2021  Window Specifications received 3<sup>rd</sup> September 2021 as amended by email received 16<sup>th</sup> September confirming specification of 12mm heritage glazing units</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as</p>

	<p>amended by the Planning and Compulsory Purchase Act 2004.</p> <p>3. Notwithstanding the submitted details, no superstructure shall be erected until samples and details of the slate to be used in the construction of the external surfaces of the new or replacement roof structures hereby approved have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.</p> <p>Reason:</p> <p>To ensure the development is of a high quality design and to protect and preserve the heritage asset in accordance with the requirements of Policy ENV4, Policy DM10 and Policy DM27 of the Copeland Local Plan 2013-2028.</p> <p>4. Notwithstanding the submitted details, no works to the existing interior wood paneling and fireplaces located at first floor level shall be completed unless or until detailed specifications of the works to be completed have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.</p> <p>Reason:</p> <p>To ensure the development is of a high quality design and to protect and preserve the heritage asset in accordance with the requirements of Policy ENV4, Policy DM10 and Policy DM27 of the Copeland Local Plan 2013-2028.</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>
<b>Case Officer:</b> Chris Harrison	<b>Date :</b> 19.11.2021
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 23/11/2021
<b>Dedicated responses to:-</b> N/A	

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