

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2157/OL1
2.	Proposed Development:	LISTED BUILDING CONSENT TO REMOVE EXISTING ROOF SLATES, REPLACE FELT & BATTENS & FIX BURLINGTON SLATES;
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: NO 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</i>	

above, all with labels. Nos 4 and 8 have gables to front, with fretted bargeboards and an extra 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 roof and the associated roof repairs. Due to water ingress and condensation, the works involve removing the existing Buttermere slates, replacing felt and battens and fitting locally sourced Burlington blue stone slates, capping ridge and adding new lead to the valleys and chimneys. The works also involve renovating and repainting the lattice barge board on the front dormer window and the replacement of the rear velux window with like-for-like MK04 with white finish.

RELEVANT PLANNING APPLICATION HISTORY

Listed Building Consent has previously been granted to replace existing the UPVC front door with a timber door (ref: 4/21/2092/0L1).

CONSULTATION RESPONSES

Whitehaven Town Council – No objections

Conservation Officer – No objections.

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 DM10 – Achieving Quality of Place

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.

Garden Villas is a late 18th century Georgian row of houses in “gothick” style, tucked away perpendicular to Main Street. Numbers 4-8 are grade II listed and the heritage asset significance is principally derived from its physical form/construction.

Justification for the proposed works has been provided by the applicant, due to water ingress and condensation from the previously fitted plastic covering in the roof. The Conservation Officer therefore considered that the proposed works appear to be the minimum required to address the water issues. The works are therefore modest in scale and have been designed to preserve the character of the property. The ornate lattice barge board on the front dormer window will be renovated and repainted, preserving and enhancing the appearance of both the Listed Building and

	<p>the surrounding Conservation Area.</p> <p>In addition, the replacement roof tiles will be locally sourced and match the neighbouring property, no. 8 Garden Villas. It is therefore considered that there will be a negligible harm on the Listed Building and character of the Conservation Area by the re-slating, justified by the need and details outlined in the application. On this basis, the benefits will outweigh the any harm.</p> <p>The Conservation Officer raised no objections to the proposed replacement roof and associated roof alterations and therefore the proposal is considered to meet Policy DM27, thereby satisfying the duties and test set out in the LBCA and the NPPF.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposal is considered to have a negligible harm to the character of the Listed Building and the Conservation Area and therefore 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. The application is therefore considered to be an acceptable form of development.</p>
8.	<p>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The works hereby permitted must commence before the expiration of three years from the date of this consent.</p> <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> <p>This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Site Location Plan, scale 1:1250, received 6th April 2021; Design and Access Heritage Statement, written by Sophie Palmer and dated 4th April 2021, received 6th April 2021; Photograph of Front and Rear Roof, received 6th April 2021.</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 Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: C. Unsworth</p>	<p>Date : 27/05/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 01/06/2021</p>
<p>Dedicated responses to:- N/A</p>	