

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2184/OF1
2.	Proposed Development:	REMOVE EXISTING DAMAGED FIRE DOORS AND REPLACE WITH SOLID SAPELE WOOD DOORS WITH PANELLING
3.	Location:	139 QUEEN STREET, WHITEHAVEN,
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Development Referral Area - Data Subject to Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 139 Queen Street, an end of terraced property situated in central Whitehaven. The property is a Grade II listed building and situated within the Whitehaven Conservation Area. This proposal has been submitted in tandem with Listed Building Consent for the same works (application reference 4/21/2183/OL1 relates). PROPOSAL Planning Permission is sought for the removal of the existing damaged fire doors and their	

replacement with solid sapele wood doors with paneling.

RECENT RELEVANT PLANNING APPLICATION HISTORY

Change of use to use class D2 (private parties, retail and refreshments primarily aimed at children), approved in August 2014 (application reference 4/14/2271/0F1 relates);

Listed Building Consent for commercial sign above and beside fire escape on front of property (one flush and one swinging sign on bracket), approved in April 2015 (application reference 4/15/2049/OL1 relates).

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

This proposal is well specified and justified and will improve the appearance of this Listed Building and enable it to contribute better to the Conservation Area.

Public Representation

The application has been advertised by way of consultation letters issued to 3 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 ST2 – Spatial Development Strategy

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 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

Principle of the development

Policy ST1 of the Copeland Local Plan seeks to encourage the retention and improvement of local businesses. The building is situated close to the main shopping streets of Whitehaven and in a prominent position within the Conservation Area. The proposal is minor, but will allow for the longevity of use of the building and for the external door to be improved. On this basis, the principle of the proposal is supported.

Effect on the Heritage asset and Conservation Area

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 replacement door will add a more traditional feature to the building and also improve the appearance of the Listed Building.

On the basis that the alterations 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

	<p>policies ENV4, DM10 and DM27 of the Copeland Local Plan.</p> <p><u>Planning Balance and Conclusion</u></p> <p>No objections have been received to the proposal. The proposed works will allow the building to be bettered and ensured for future use.</p> <p>The application is considered to be in accordance with the requirements of the Copeland Local Plan and the other material planning considerations and there is unlikely to be any significant harm created. On balance, the proposal should be supported.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</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>Site Location Plan, scale 1:1250, received 28th April 2021; Block Plan, scale 1:200, received 28th April 2021; Design and Access Statement, received 28th 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 planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>

Case Officer: Sarah Papaleo	Date : 14/06/2021
Authorising Officer: N.J. Hayhurst	Date : 23/06/2021
Dedicated responses to:- N/A	