

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2203/OF1
2.	<b>Proposed Development:</b>	REPLACE SIX WINDOWS IN SCHOOL HALL WITH WHITE UPVC WITH TINTED GLASS ON THE TOP PANEL
3.	<b>Location:</b>	ST BEGHS R C JUNIOR SCHOOL, COACH ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to school hall at St Begh's RC Junior School, located on Coach Road, Whitehaven.  The building is a non-designated heritage asset dating from the late 19 <sup>th</sup> century. It is not located within a Conservation Area, but is within the setting of the nearby Grade II listed church.  <b>PROPOSAL</b>  Planning Permission is sought to replace six windows in the school hall, two facing the church and 4 facing the playground. The aluminium windows will be replaced white UPVC with tinted glass on the top panel.	

## **RELEVANT PLANNING APPLICATION HISTORY**

There has been several planning applications associated with the school and church.

## **CONSULTATION RESPONSES**

### Whitehaven Town Council

No objections.

### The Council's Conservation Officer

No objections.

### Public Representations

The application has been advertised by way of site notice and neighbour notification letters issued to 1 no. property - No objections have been received as a result of this consultation process.

## **PLANNING POLICIES**

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 Building and Conservation Areas) Act 1990 (LBCA)

### Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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**

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on heritage assets.

### Principle of Development

The proposed application relates to St Begh's RC Junior School, Coach Road, Whitehaven relates to the replacement of six aluminium windows with white UPVC windows. Policy ST1 support the protection, enhancement and restoration of the Borough's cultural and heritage features and their settings subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy Policies ST1 and the NPPF guidance.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained with appropriate scale and materials, responding to the character of the site.

The six proposed replacement windows are modest in scale and appropriately located within existing openings on the side elevations of the school hall. The window design and the choice of materials will match the existing white UPVC windows within the adjoining building and therefore the proposal is considered to respect the character and appearance of the property.

On this basis, the proposal is considered to be acceptable in relation to the parent property and the surrounding dwellings which satisfies Policy DM10 and the NPPF guidance.

### Heritage Assets

Policy ENV4 and DM27 seek to protect the built heritage and maximise the value. DM27 supports development proposals which protect, conserve and where possible enhance the historic and cultural architectural character of the Borough's historic sites and their settings.

Section 66.1 of the LBCA requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority 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.

The existing windows on this part of the school building are a mixture of UPVC and aluminium, with solid upper sections of the window to cover a dropped ceiling on the inside. The Conservation Officer did not consider these windows to make a particularly strong contribution to the building or the setting of the listed church. The aluminium windows do not have any particular significance and

	<p>therefore the replacement UPVC windows are not considered as harmful.</p> <p>The new units will feature tinted obscured glazing on the upper two sections of the window, giving the appearance externally of a full height window occupying the entire gothic arch, while still concealing the dropped ceiling. This design is viewed as a benefit.</p> <p>On this basis, the Conservation Officer considered that the proposal will entail a slight benefit to the building and the setting of the listed church and raised no objections to the proposed replacement windows. The proposal is therefore 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 proposed replacement windows are of an appropriate design and would not have any detrimental impact on the heritage assets. It therefore represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted must commence 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> </li> <li> <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>Location Plan, scale 1:1250, received 5<sup>th</sup> May 2021;  Block Plan, scale 1:500, received 5<sup>th</sup> May 2021;  School Hall Plan with Windows Types Identified, received 5<sup>th</sup> May 2021;  Westwood Window Drawing Dimensions, received 5<sup>th</sup> May 2021;  Photograph of School Hall (Front) Windows 1-4, received 5<sup>th</sup> May 2021;  Photograph of School Hall (Back) Windows 5-6, received 5<sup>th</sup> May 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p> </li> </ol>

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 planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: C. Unsworth**

**Date : 28/06/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 28/06/2021**

**Dedicated responses to:- N/A**