

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2238/OG1
2.	Proposed Development:	REMOVAL OF CONDITION 3 (RELATING TO LATH & PLASTER) & CONDITION 6 (RELATING TO CORNICING) OF PLANNING APPROVAL 4/20/2470/0L1
3.	Location:	6 CHURCH STREET, WHITEHAVEN
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: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	
	Site and Location:	
		<p>This application relates to 6 Church Street, a mid-terraced property situated within the town centre of Whitehaven. It comprises 3 floors with accesses to the front and rear.</p> <p>The building has been empty for around 15 years, but was in previous use as a commercial property. It is Grade II Listed and situated within the Whitehaven Conservation Area.</p> <p>The listing for the property states the following:</p> <p>II Terrace of varied houses of mainly 1730/50, all 3 storeys but differing in height, mostly scored stucco. No 1 has 2 small shop windows, panelled door and fanlight, 3 12-paned sashes each upper</p>

floor. Nos 2 and 3 are 1 design, with pilasters with plain leaf capitals, 7 sashes on 1st floor, and doorways with plain frieze and cornice. Nos 4, 5 and 6 have small C19 shop windows, segmental arched coach entrance, and 8 12-paned sash window on 1st floor. No 7 has centre pilastered doorcase with cornice up 4 steps, 4 12-paned sash windows on 1st floor, and pilastered ends. No 8 is narrower, with only 2 sash windows on 1st floor. Nos 9-13 have moulded doorways and panelled doors up 3 steps. No 9 has a rusticated basement. No 14 is of 4 bays, with glazing bar sashes within painted surrounds. Off-centre doorway approached by flight of 5 steps. No 14 was formerly subdivided, but the smaller part, No 14a, was re-incorporated in 1998.

Listed Building Consent was approved for the change of use of the property from commercial to a four bedrooomed dwelling in January 2021 (application reference 4/20/2470/0L1 relates).

Proposal:

Planning Conditions imposed on application ref. 4/20/2470/0L1 state the following:

3. Prior to commencement of works on the development hereby approved, investigative works must be undertaken and full details and specification of repairs and new lath and plaster must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

In order to ensure the retention of as much of the fabric of the Listed Building as possible and in accordance with policies ENV4 and DM27 of the Copeland Local Plan.

6. Prior to the commencement of the development hereby approved, full details of the proposed cornicing must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To ensure that there is no harm to the fabric of the Listed Building in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

This application seeks to remove these conditions as the works were undertaken during an initial strip out and no features of significance were found.

Consultee:	Nature of Response:
Conservation Officer	<p>Removal of the ground floor ceiling that required investigation (Condition 3) and associated partially concealed cornicing (Condition 6) took place during an initial strip-out prior to discharging the conditions, meaning that doing so prior to commencement of works became impossible.</p> <p>This application seeks to demonstrate the stripping out was an appropriate course of action that did not cause unjustifiable harm to any surviving lath and plaster or valuable cornicing, and accordingly remove the two conditions.</p> <ul style="list-style-type: none"> • Supporting information has been provided showing the prior condition of the affected areas, investigative works and photos during and after strip out. • From this evidence I am satisfied that the material removed was not valuable cornicing or lath and plaster, and that the lath and plaster and saveable cornicing identified elsewhere in the building has been retained. • I therefore do not object to the removal of these two conditions.
Whitehaven Town Council	No objections
Neighbour Responses:	
None received.	

Development plan policies:

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

Core Strategy (CS):

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 2019 (NPPF)

	<p><u>Emerging Copeland Local Plan</u></p> <p>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.</p> <p>Assessment:</p> <p>The removal of conditions 3 and 6 is requested as the Developer undertook the initial strip out prior to discharging the conditions relating to cornicing and the lath and plaster. It was therefore impossible for the conditions to be complied with as they required discharge prior to commencement.</p> <p>Photographic evidence of the strip out was provided to show that the works were undertaken in a suitable manner so as not to cause excessive harm to the surviving lath and plaster or any valuable sections of cornicing.</p> <p>The Conservation Officer has not raised any objections to the application as submitted.</p> <p>It is therefore considered that the works undertaken are acceptable and conditions 3 and 6 can be removed.</p>
8.	<p>Recommendation: Approve</p>
<p>Case Officer: Sarah Papaleo</p>	
<p>Date : 12/07/2021</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	
<p>Date : 14/07/2021</p>	
<p>Dedicated responses to:- N/A</p>	