



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2272/OL1
2.	Proposed Development:	LISTED BUILDING CONSENT TO ADD A FEATURE FIREPLACE IN A BEDROOM (ORIGINAL FIREPLACE HAD BEEN REMOVED AND BRICKED UP), ADDING GLAZED DOUBLE DOORS BETWEEN LIVING ROOM AND DINING ROOM, REPLACE FRONT STEPS AT ENTRANCE TO PROPERTY (IN KEEPING WITH THE ORIGINAL STEPS)
3.	Location:	6 FOXHOUSES ROAD, 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: YES Press Notice: YES Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 6 Foxhouses Road, a Grade II semi-detached property situated within the Corkickle Conservation Area in Whitehaven. The property is a residential dwelling and forms part of a row of other Listed properties. The listing entry for the property states the following: <i>FOXHOUSES ROAD 1. 1814 (East Side) Nos 6 & 7 NX 9817 SW 8/41 II GV</i> <i>2. Circa 1790, semi-detached villas. No 7 is pebbledashed. 2 storeys and basement. Round-arched</i>	

doorways and fanlights, with broken pediments, panelled pilasters and scroll brackets. 1 sash window on ground floor and 2 above with plain architraves, to each house. Good cornice.

Nos 1 to 20A (consec), Nos 22 and 23 form a group.

PROPOSAL

Listed Building Consent is sought for the following works within the cellar of the property:

- Addition of a feature fireplace in a bedroom (in location of previously removed and bricked up fireplace);
- Addition of double glazed doors between living room and dining room;
- Replace front steps at entrance to property (in keeping with the original steps).

The works the subject of this application have been completed and this application for Listed Building Consent seeks to regularise these works.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Whitehaven Town Council – No objections.

Conservation Officer – This application is for the following works, which have already been carried out:

- Front steps – A photo showing the previous steps has been provided, and accompanying information. These appear to have been harmful to the heritage significance of the property, and their replacement in principle entailed benefit. The replacement steps are more attractive and of a style more in keeping with the character of the property, and better aligned with those of Number 7, the other half of the pair. I would view this change to have been beneficial to the significance of the property.
- Double doors – The existing opening in the rear wall into the extension appears to have been a previously narrowed opening that would either have exited the house or entered an earlier structure, now demolished. A lintel and infill panels attest to this. The insertion of the double doors made use of this, and appears to have been well executed and successful in allowing the two spaces to feel more united and better illuminated. I would regard it to have had a neutral or slightly beneficial impact on the heritage significance of the building.
- Fireplace – A reclaimed period fireplace and new surround were fitted to a bedroom chimneybreast, where the original fireplace had previously been ripped out. Though the

fireplace did not originally belong to the property, the change has been well-executed and re-established the fireplace focal point of this room. I would view this change to have had a slightly beneficial impact on the heritage significance of the building, and, in the case of the steps, to the character and appearance of the conservation area.

I consider these three changes to have been justifiable in principle and supportable in execution, so have no objection to them.

Public Representation

The application has been advertised by way of a site notice and press 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 context

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.

Limited information has been provided by the Applicant in respect of the heritage asset significance of the property and the impacts of the proposed development; however, the proposals have been fully reviewed and assessed by the Conservation Officer of the Council.

The heritage asset significance of the property is principally derived from its physical form/construction.

Works Undertaken and their impact

The fireplace was removed and blocked up prior to the Applicant's purchase of the property. It is unknown if these works benefitted from Listed Building Consent. The works undertaken by the Applicant have opened up and replaced the fireplace with a reclaimed black cast iron fireplace with a wooden fire surround that is painted white. There has been no detrimental effect on the fabric of the property from this addition and it is considered that the addition of a traditional feature has benefitted the overall heritage of the property, re-establishing the fireplace as the focal point of this room.

The addition of internal glazed double doors allowed for more natural light to enter into the dining room and for a more legible internal layout. The double doors have made use of the existing features including a lintel and infill panels, therefore complimenting the existing building. The Conservation Officer considers that the addition of double doors has a neutral or slightly beneficial impact on the property and therefore these works are considered to be acceptable.

The front steps have been replaced on a like for like basis. The photograph provided of the previous steps show that they were in a poor state of repair and required renewal. The style of the new steps is in keeping with the traditional dwelling and matches those of the neighbouring property.

	<p><u>Conclusion</u></p> <p>The Conservation Officer considers that the completed works have not resulted in any harm to features of significance and overall will benefit the property. The works are therefore considered to be in accordance with Policy DM27 of the Copeland Local Plan.</p> <p>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 and so is supported.</p>	
8.	<p>Recommendation: Approve Listed Building Consent</p>	
9.	<p>Conditions:</p> <p>1. 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 14th June 2021; Site Plan, scale 1:200, received 14th June 2021; Photographs 1-5, received 14th June 2021; Design and Access and Heritage Statement, received 14th June 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>	
Case Officer: Sarah Papaleo		Date : 09/08/2021
Authorising Officer: N.J. Hayhurst		Date : 09/08/2021
Dedicated responses to:- N/A		