



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2348/OL1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR GROUND FLOOR REMOVAL OF ALL GROUND FLOOR SUSPENDED TIMBER FLOORS FOR REPLACEMENT WITH LIMECRETE - GROUND FLOOR TOY ROOM LIMECRETE FLOOR LEVEL REDUCTION BY 250MM TO ALLOW A SUFFICIENT CEILING LEVEL, FOLLOWING ABOVE FLOOR JOISTS REPLACEMENT - REMOVAL OF THE WALL BETWEEN THE KITCHEN AND ENTRANCE HALL DUE TO CONDITION - STEEL BEAM INSTALLS BELOW EXISTING KITCHEN CEILING TIMBER BEAMS (FORMER WALL LOCATION AND CENTRAL KITCHEN BEAM), TO BE BOARDED OUT AND FIRE PROTECTED TO MITIGATE UPPER FLOOR DEFLECTION. - INSTALL OF ADDITIONAL FIRE WALL AND DOOR TO THE BOTTOM OF THE STAIR (REQUIRED FOLLOWING WALL REMOVAL TO KITCHEN) TO ENSURE BUILDING REGULATION COMPLIANCE - SINGLE DOOR OPENING BETWEEN LOUNGE 2 AND THE MEAT ROOM.	
3.	Location:	SEASCALE HALL, SEASCALE	
4.	Parish:	Seascale	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Listed Building - Listed Building, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Gas Pipeline - Northern Gas Pipeline - 135m buffer, DEPZ Zone - DEPZ Zone	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		Site Notice	Yes
		Press Notice	No

		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<p><b>Report:</b></p> <p><b>Site and Location</b></p> <p>This application relates to a Grade II Listed building, known as Seascale Hall, located approximately 350m to the east of Sellafield. The building is two storey and finished with roughcast stone. Historically parts of the house were used and left to become virtually derelict, however the dwelling is now being slowly bought back to good repair by the present tenants. The site is currently undergoing extensive refurbishments following the granting of Listed Building consent in 2018 (ref: 4/18/2207/OL1).</p> <p><b>Planning History</b></p> <p>4/18/2207/OL1 – Listed Building Consent for Internal and External Refurbishment Works</p> <p>4/20/2361/DOC – Discharge of condition 3 (Engineers Report) of approved Listed Building Consent 4/18/2207/OL1 – Discharged in part in relation to barn 1 of the application – 04.11.20</p> <p>4/20/2490/DOC – Discharge of condition 4, 6, 7, 8, 9, 11, 12 &amp; 13 of planning approval 4/18/2207/OL1 – 08.03.21</p> <p>4/21/2244/DOC – Discharge of condition 3 of approved Listed Building Consent 4/18/2207/OL1 – Discharged in part in relation to barn 1 of the application – 28.05.21</p> <p>4/21/2332/DOC – Discharge of condition 10 of approved Listed Building Consent 4/18/2207/OL1 – Discharged in part</p> <p>4/21/2391/DOC – Discharge of condition 5 and 10 of approved Listed Building Consent 4/18/2207/OL1 – Ongoing</p> <p><b>Proposal</b></p> <p>This listed building application seeks consent for the following works:</p> <ul style="list-style-type: none"> <li>- Ground floor removal of all ground floor suspended timber floors for replacement with limecrete;</li> <li>- Ground floor Toy Room limecrete floor level reduction by 200mm (later revised to 250 mm) to</li> </ul>		

allow a sufficient ceiling level, following above floor joists replacement;

- Removal of the wall between the kitchen and entrance hall due to condition;
- Steel beam installs below existing kitchen ceiling timber beams (former wall location and central kitchen beam), to be boarded out and fire protected to mitigate upper floor deflection;
- Install of additional fire wall and door to the bottom of the stair (required following wall removal to kitchen) to ensure building regulation compliance;
- Single door opening between Lounge 2 and the Meat Room.
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### **Consultation Responses**

#### Seascale Parish Council

No comments received.

#### Copeland Borough Council – Conservation Officer

No objection - Conditions recommended.

The Officer has stated that details are needed of the design of the partition and door to the bottom of the stairs, and the new doorway and door between Lounge 2 and the Meat Room. The Officer has stated that he understands that the applicants would like to supply these via the discharge of a condition, and would be supportive of that. It is confirmed by the Officer that the proposals are justified.

### **Planning Policy**

Planning law requires that 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 DM27 – Built Heritage and Archaeology

**Other Material Planning Considerations**

National Planning Policy Framework (2021)

Planning (Listed Building and Conservation Areas) Act 1990

Emerging Copeland Local Plan (ECLP):

The emerging Copeland Local Plan 2017-2035 has recently been subject to a Preferred Options Consultation which ended on 30th 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**

Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need "in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest" [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Section 72 of the 1990 Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area."

Paragraph 194 of the National Planning Policy Framework (NPPF) states that "In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation..."

NPPF para. 199 states, in the case of designated heritage assets, "great weight should be given to the asset's conservation", irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 201).

This application seeks Listed Building Consent for substantial additional works to a property which is

	<p>current under refurbishment. Listed Building Consent was granted in 2018 (ref: 4/18/2207/0L1) for internal and external works at this property which are currently ongoing. This current application is submitted in order to address additional works arising as the original consent progresses and further areas of decay and/or additional occupier requirements have been realised by the landowner.</p> <p>The Council's Conservation Officer has reviewed the application and has stated that the works are justifiable. The Officer has stated that details are needed for the design of the partition and door to the bottom of the stairs, and the new doorway and door between Lounge 2 and the Meat Room. These details will be secured by an appropriately worded planning condition as agreed with the agent for this application.</p> <p><u>Conclusion</u></p> <p>The proposed works will ensure the renovation works to this property can continue. The Council's Conservation Officer has confirmed that the works are justifiable and additional details required can be secured by condition. The proposed development is therefore considered to be compliant with the objectives of Policies ST1, ENV4 and DM27 of the Copeland Local Plan 2013-2018 and the relevant provisions of the National Planning Policy Framework and LBCA Act.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.</li> </ol> <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> <ol style="list-style-type: none"> <li>2. This permission relates to the following plans and documents as received on the retrospective dates and development shall be carried out in accordance with them:- <ul style="list-style-type: none"> <li>- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.</li> <li>- Listed Application Alterations, Scale 1:100, Drawing Number LBC-04, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.</li> </ul> </li> </ol>

- Proposed Limescale Floors, Scale 1:100 & 1:200. Drawing Number LBC-03, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
- Kitchen - Structural Survey Letter, Prepared by WDS Ltd June 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
- Structural Survey Letter, Prepared by WDS Ltd June 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
- Heritage Statement Addendum, Prepared by Lanpro Services July 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
- Archaeological Building Recording, Prepared by Greenland Archaeology Ltd July 2021, received by the Local Planning Authority on the 3<sup>rd</sup> August 2021.
- Discharge Condition Drawing, Scale 1:50 & 1:100, Drawing Number LBC-02, Rev A, received by the Local Planning Authority on the 16<sup>th</sup> August 2021.

**Reason**

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.

3. Prior to the commencement of any work at this site approved under this permission, full details of the design of the following must be submitted to and approved in writing by the Local Planning Authority:

- The partition and door to the bottom of the main staircase;
- The new doorway and door between lounge 2 and the meat room.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

**Reason**

In the interest of protecting the Listed Building.

**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.	
<b>Case Officer:</b> C. Burns		<b>Date :</b> 10.09.2021
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 10/09/2021
<b>Dedicated responses to:-</b>		