



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2006/OL1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR REINSTATMENT OF COTTAGE AND EXTENSION INTO ATTACHED BARN TO FORM A NEW DWELLING – RESUBMISSION OF APPLICATION 4/21/2155/OL1 TO INCLUDE AMENDMENTS OF ADDITIONAL FIRST FLOOR REAR WINDOW, LIME RENDER REAR BARN WALL & INSTALLATION OF OIL FIRED BOILER	
3.	Location:	MOORLEYS, EGREMONT	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts Listed Building - Listed Building, Coal - Off Coalfield - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	<p>This application relates to a detached property, known as Moorleys. The former cottage and attached barn are Grade II Listed, and are located within the open countryside. The site is accessed from a single track road.</p> <p>Permission has previously been granted at this site for the reinstatement of the cottage and the extension into the attached barn to form a new dwelling. Planning permission was granted in 2009 and again in 2012. These works have not been commenced in line with Section 56 of the Town and</p>	

Country Planning Act this current application therefore is a resubmission of the previous approvals with some alterations.

Relevant Planning History

4/09/2434/0 – Listed building consent for reinstatement of cottage and extension into attached barn to form new dwelling (resubmission) - Approved

4/09/2435/0 – Reinstatement of cottage and extension into attached barn to form new dwelling (resubmission) – Approved

4/12/2388/OF1 – Amendment to approved barn conversion (4/09/2435) – Approved

4/12/2406/OL1 – Listed building consent for amendment to approved barn conversion (4/09/2435) – Approved

4/21/2154/OF1 – Reinstatement of cottage and extension into attached barn to form a new dwelling – Approved

4/21/2155/OL1 – Listed building consent for reinstatement of cottage and extension into attached barn to form a new dwelling – Approved

4/21/2358/DOC – Discharge of condition 5, 6, 7 and 8 of planning approval 4/21/2155/OL1 – Approved

4/21/2396/DOC – Discharge of condition 5, 6, 7 and 8 of planning application 4/21/2454/OF1 – Approved

4/21/2564/DOC – Discharge of conditions 3 and 4 of planning approval 4/21/2155/OL1 – Approved

4/22/2019/DOC – Discharge of condition 4 of planning approval 4/21/2154/OF1 – Approved

4/21/2556/OF1 – Installation of domestic heating oil tank, bike store and screen hedge and fence – Approved

4/22/2003/OL1 – Listed building consent for installation of domestic heating oil tank, bike store and screen hedge and fence – Approved

Proposal

In June 2021, planning permission (ref: 4/21/2154/OF1) and listed building consent (ref: 4/21/2155/OL1) were granted to reinstate the existing cottage as a residential property and extend the living accommodation into the attached barn. This approval also gained permission for a new

access to the site.

The current application is a resubmission of this previous listed building consent approval to include amendments to the approved scheme. These amendments include the following.

- The inclusion of an additional first floor rear window:-

The application seeks permission for an additional window within the first floor of the existing cottage within the north west elevation. The proposed additional window will serve bedroom 1 and will be designed to match the existing openings within the cottage.

- The addition of lime render to the rear barn wall:-

The application seeks to apply an external render finish to the rear wall of the barn. This is intended as a measure to overcome the poor quality sandstone in this location. Due to the orientation this elevation is subject to direct exposure from prevailing weather conditions which has caused the surface to deteriorate over time. The proposed lime render will provide a more durable finish and help to avoid water penetration into the living accommodation. The proposed render finish will be lime based applied by specialist contractor to match the finish already approved for the dwelling, the existing stone facing to the barn gable and front walls is to be retained and pointed with a lime mortar pointing and selected re-building to cut out defective stonework.

- The installation of an oil fired boiler:

The application also seeks permission for the installation for an oil fired boiler to be located within the laundry room. The boiler will also include a balanced flue located on the external wall of the laundry room. The installation of an oil tank to serve this boiler has been approved under planning application reference 4/21/2556/0F1 and listed building consent reference 4/22/2003/OL1.

This application is being considered alongside a full planning application (ref: 4/22/2005/0F1) for the same works at this site.

Consultation Responses

St Bees Parish Council

No objections.

Copeland Borough Council – Conservation and Design Officer

28th March 2022

Conclusion: Request further information

Assessment: This is a resubmission of 4/21/2154/OF1 and 4/21/2155/OL1 to account for some revised details. The principle of the conversion and general approach has already been established, so this consultation response will address the details that differ from previous.

- Additional first floor bedroom window on the rear elevation
- The application of lime render to the rear stone faced barn wall.
- Installation of an oil fired boiler

I think the reasonable view here would be to say that it is not necessary to have a full analysis of the significance of the building as the previously consented scheme was recent and the condition of the building has not declined since then.

First floor bedroom window:

The new window is at first floor level adjacent to the small lean-to on the rear elevation. This matches the one next to it, and although it changes the ratio of glass to wall, I would view this elevation as being less sensitive than the front and the justification of needing more light internally as reasonable.

There is no detail on the design of the replacement window. I believe details of windows and doors were conditioned on the previous apps (4/21/2154/OF1 and 4/21/2155/OL1), but that the condition has not yet been discharged. It would probably therefore be most sense to duplicate that condition on any approval given here, unless the applicant/agent wish to submit details before these new applications are determined.

Application of lime render to rear stone-faced barn wall

The impact of this is likely to be moderate to the rear appearance of the barn. Where currently it is characterised by exposed stone, with the dressings for high level slit windows and quoins visible, the render will cover these over. So too will it obscure the straight joint where the barn has been lengthened historically. However, it is also true that many such barns were never intended to have a masonry finish, which must be balanced to some extent against its adventitiously attractive appearance.

Justification is that render will protect the rear elevation from wind-driven rain. The photos show that the wall is constructed mostly from quite small stones, and that a large amount of the pointing is missing. There are open joints across much of the lower half of the wall. Whether this is due to the wall being wet, or the other way round, that the wall is wet because of the missing pointing, is unclear, but the truth is likely to be a combination.

Given that the interior surface is not detailed in a permeable way, preventing the worst weather from hitting this side seems like a reasonable precaution. I would view the obscuring of the masonry as less-than-substantial harm, but note that the masonry remains in situ and could in theory be re-exposed in future if desired.

There are no details on the spec, and I suggest some variant of the following:

- “Slobbered” lime pointing flush to the face of the stones
- Lime harling
- Limewash

The substrate should be in good condition, clean, sound and with the joints carefully raked out before repointing. If consolidation of friable material is needed, a coat of thin limewash can be useful as a start.

A bonding coat may be necessary if the masonry is highly variable in terms of porosity (i.e. if some stones are much more absorbent than others and/or the mortar). I’d recommend waiting for mild but not hot weather before embarking on the job, and using a weakly hydraulic lime.

I would recommend contacting the Building Limes Forum for advice on the spec, as this barn appears particularly difficult due to the longstanding wetness of its rear wall and the quality of the masonry.

I would recommend hand casting at least the finishing coat of the harling.

Installation of an oil-fired boiler

The boiler is justified on the grounds of giving this rural property a more reliable source of heating than is possible using only electricity. I would view the insertion of a flue through the wall as less-than-substantial harm, but minimised by the short distance and location on the rear wall.

I request a detail such as a spec sheet for the flue terminal to be mounted on the rear wall.

Additional detail

There is also the addition of SVPs to the rear and side elevation lean-to roof pitches. This is a small detail and would appear justified by the necessity.

Summary

- I request clarification on whether details of windows (which should include external doors) will be submitted now or handled via a condition in the same manner as last year’s applications
- I request a specification for the lime rendering to the barn
- I request detail of the flue terminal for the rear wall

4th March 2022

No objection

Assessment:

In January, I requested the following information:

- I request clarification on whether details of windows (which should include external doors) will be submitted now or handled via a condition in the same manner as last year's applications
 - Details have been submitted for new windows and external doors.
 - These details appear to be fine.
- I request a specification for the lime rendering to the barn
 - A detailed hot lime spec has been provided, including initial grouting of the wall core. This appears to be sound good practice.
 - I presume the intention is to do any wall core grouting prior to installing internal finishes, but would suggest this is a good idea in any case as if any grout comes through to the interior wall face it should be identified, and because it would be beneficial to leave the fabric as much summer drying time as possible after rendering it before the interior is fitted.
- I request detail of the flue terminal for the rear wall
 - Details have been provided and appear suitable.

Public Representation

This application has been advertised by way of a site notice. No comments have been received in relation to the statutory notification procedure.

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 ST2 – Spatial Development Strategy

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG).

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

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

This application is a resubmission of a previous approval to reinstate the residential cottage and extend the living accommodation into the adjacent barn with a number of external alterations. The main issues raised by this application are the principle of development; and impact on the heritage asset.

Principle of Development

Policy ST1 and ST2 of the Copeland Local Plan seeks to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. Policy ST2 restricts development outside of defined settlement boundaries other than that which have a proven requirement, including conversion of rural buildings to residential use. Policy DM15a aims to restrict development that involves the conversion of rural buildings, to those that are structurally sound and capable of conversion works, conserve the traditional appearance and character, incorporate reasonable standards of amenity, and are within or well related to a village or existing group of buildings.

The principle of re-establishing the use of the cottage and the extension into the attached barn to

form a new dwelling has previously been established by a number of previous planning permissions at this site. The application is a resubmission of a scheme submitted and approved by the Local Planning Authority on 2021, with only minor external changes proposed.

On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.

Impact on Conservation Area & Listed Building

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)].

NPPF para. 194 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. 202).

The Council's Conservation Officer has confirmed that the reasonable view is that it is not necessary to have a full analysis of the significance of the building as the previously consented scheme was recent and the condition of the building has not declined since then. Initially however, the Officer requested additional information in terms of the details of the external windows and doors, the specification of the lime rendering, and details of the flue terminal to the rear wall. Further to the submission of this requested detail the Officer has offered no objections to the application and has confirmed that the details provided appear to be suitable.

In order to ensure the development is carried out in accordance with these details appropriately worded planning conditions will be attached to the decision notice application. Conditions will also be attached to this approval to reflect the previous decision at this site (ref: 4/21/2154/0F1) and the subsequent applications to discharge these conditions. This will ensure the development is completed as approved.

On the basis of the above it is considered that the proposal complies with policies of the Copeland Local Plan and the NPPF.

	<p><u>Planning Balance & Conclusion</u></p> <p>This application is a resubmission of a previous approval to reinstate the residential cottage and extend the living accommodation to the adjacent barn with a number of external alterations.</p> <p>The principle of re-establishing the use of the cottage and the extension into the attached barn to form a new dwelling has previously been established by a number of previous planning permissions at this site.</p> <p>The current application seeks some minor external alterations to the previous approval, including the additional of a windows, lime render and installation of an oil boiler. The proposed alterations are located to the rear of the site and are not considered to significantly alter the character or appearance of the building. The development is therefore considered to conserve the historic, cultural and architectural character of the Boroughs historic site. The Council's Conservation Officer has confirmed that he has no objections to the development.</p> <p>Conditions will be attached to this application to ensure the development is carried out in accordance with the details submitted as part of this currently application and the details secured within previous discharge of conditions application for this development.</p> <p>The proposed development is considered to be compliant with the objectives of Policies ST1, ENV4, DM15a 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>Recommendation:</p> <p>Approve Listed Building Consent</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent. <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"> 2. 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:- <ul style="list-style-type: none"> - Site Location Plan, Scale 1:2500, Drawing Number 2102-PL-100, received by the Local

Planning Authority on the 6th January 2022.

- Existing Site Layout with Ground Level Survey from 2021-02-03, Scale 1:200, Drawing Number 2102-EX-200, received by the Local Planning Authority on the 6th January 2022.
- Proposed Site Layout and Drainage Details, Scale 1:200, Drawing Number 2102-PL-200, Rev A, 4/21/2252/0F1, received by the Local Planning Authority on the 6th January 2022.
- Existing Floor Plans and Elevations, Scale 1:100, Drawing Number 2102-EX-300, received by the Local Planning Authority on the 6th January 2022.
- Proposed Elevations, Scale 1:50 & 1:100, Drawing Number 2102-PL-500, Rev: B, received by the Local Planning Authority on the 6th January 2022.
- Proposed Sections, Scale 1:50, Drawing Number 2102-PI-400, Rev B, received by the Local Planning Authority on the 6th January 2022.
- Proposed First Floor Plans (Amended), Scale 1:50 & 1:100, Drawing Number 2102-PL-301, Rev C, received by the Local Planning Authority on the 6th January 2022.
- Proposed Ground Floor Plans, Scale 1:50 & 1:100, Drawing Number 2102-PL-300, Rev C, received by the Local Planning Authority on the 6th January 2022.
- Garden Retaining Walls, Scale 1:20, Drawing Number D1588/Sk.08, Rev A, received by the Local Planning Authority on the 6th January 2022.
- Report on Visual Inspection of Farmhouse and Barnhouse Structure, Prepared by Bingham Yates Limited on the 27th November 2020, received by the Local Planning Authority on the 6th January 2022.
- Design and Access, Heritage and Other Statement, received by the Local Planning Authority on the 6th January 2022.
- Site Inspection (Bats), Prepared by Hesketh Ecology on the 23rd March 2021, received by the Local Planning Authority on the 6th January 2022.
- Bingham Yates Ltd: Room References, Drawing No, D15BB/SK.01, received by the Local Planning Authority on the 6th January 2022.
- Bingham Yates Ltd: Room References, Drawing No: D15BB/SK.02, received by the Local Planning Authority on the 6th January 2022.
- Aluminium Door and Window Detail by Clearview Doors, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – Rear Door, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – Fixed Window, received by the Local Planning Authority on the 22nd February 2022.
- Barn – Curtain Wall Entrance, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – 3 Pane Bifold, received by the Local Planning Authority on the 22nd February 2022.
- Proposed Timber External Door Details, Scale 1:10, Drawing No: 2102-C-702, Rev A, received by the Local Planning Authority on the 22nd February 2022.

- Proposed Sash Window Details, Scale 1:5, Drawing No: 2102-C-701, Rev A, received by the Local Planning Authority on the 22nd February 2022.
- New Lime Render Specification to Accompany Planning and Listed Building Consent Applications, received by the Local Planning Authority on the 22nd February 2022.
- New Boiler Details to Accompany Planning and Listed Building Consent Applications, received by the Local Planning Authority on the 22nd February 2022.

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.

Prior to Works/First Use/Installation

3. The development hereby approved must be carried out in accordance with the Structural Engineers Roof Report approved as part of condition 3 of permission 4/21/2155/0L1 under discharge of conditions reference 4/21/2564/DOC, as detailed within correspondence dated the 18th February 2022. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

4. The development hereby approved must be carried out in accordance with the PV system approved as part of condition 4 of permission 4/21/2155/0L1 under discharge of conditions reference 4/21/2564/DOC, as detailed within correspondence dated the 18th February 2022. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

5. The development hereby approved must be carried out in accordance with the slate specifications approved as part of condition 5 of permission 4/21/2155/0L1 under discharge of conditions application reference 4/21/2358/DOC, as detailed within correspondence dated the 7th September 2021. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

6. The development hereby approved must be carried out in accordance with the following approved plans:

- Aluminium Door and Window Detail by Clearview Doors, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – Rear Door, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – Fixed Window, received by the Local Planning Authority on the 22nd February 2022.
- Barn – Curtain Wall Entrance, received by the Local Planning Authority on the 22nd February 2022.
- Cottage – 3 Pane Bifold, received by the Local Planning Authority on the 22nd February 2022.
- Proposed Timber External Door Details, Scale 1:10, Drawing No: 2102-C-702, Rev A, received by the Local Planning Authority on the 22nd February 2022.
- Proposed Sash Window Details, Scale 1:5, Drawing No: 2102-C-701, Rev A, received by the Local Planning Authority on the 22nd February 2022.

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 heritage asset and Conservation Area.

7. The development hereby approved must be carried out in accordance with the chimney pots/cowls details approved as part of condition 7 of permission 4/21/2155/OL1 under discharge of conditions application reference 4/21/2358/DOC, as detailed within correspondence dated the 7th September 2021. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

8. The development hereby approved must be carried out in accordance with the driveway materials approved as part of condition 8 of permission 4/21/2155/OL1 under discharge of

conditions application reference 4/21/2358/DOC, as detailed within correspondence dated the 7th September 2021. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

Other Conditions

9. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity.

10. The development hereby approved must be carried out in accordance with the following approved plans:

- New Lime Render Specification to Accompany Planning and Listed Building Consent Applications, received by the Local Planning Authority on the 22nd February 2022.

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 heritage asset and Conservation Area.

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. Burns		Date : 16.03.2022
Authorising Officer: N.J. Hayhurst		Date : 18/03/2022
Dedicated responses to:- N/A		