

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2072/OL1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR THE INSTALLATION OF FENCING AND RETROSPECTIVE CONSENT FOR THE REORIENTATED STAIRCASE AT SIGNAL BOX	
3.	Location:	ST BEES RAILWAY STATION, ST BEES	
4.	Parish:	St. Bees	
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 Policies	See Report
7.	Report:  Report  This application relates to St Bees Station Signal Box, a Grade II Listed Building which is located off Main Street within the centre of St Bees. The building is a late 19 <sup>th</sup> Century feature of the station of a Furness Railway Type 3 Design. The site is also located within the St Bees Conservation Area.  Relevant Planning History  4/20/2319/OL1 – Listed building consent for steel framed extension to house a wc and sheltered landing at the first floor level, following demolition of existing stand-alone wc structure, existing		

staircase and porch; remedial works comprising repainting to the existing timber window surrounds and repointing to the existing stone works including the repair of a number of stone masonry units to the signal box chimney breast – Approved

### **Proposal**

This application seeks Listed Building Consent for the installation of fencing and retrospective permission for the reorientation of the staircase at the signal box. These works form part of a programme of security upgrade to be carried out by Network Rail, due to anti-social behaviour towards staff at the site.

Listed Building Consent (ref: 4/20/2319/0L1) was previously granted in November 2020 for more extensive alterations to the signal box, however, following a review the previously approved scheme is larger than actually required to solve the ongoing issues.

The proposal now seeks consent to retain the existing detached wc in its currently form and location, however the external access staircase has been reoriented so that it runs down the southern gable of the building. The proposal also seeks consent for a fence to enclose the staircase and wc, and provide access for staff only. The proposed fence will be 2m to the rear of the site, 1.8m to the south and east (facing into the station), and will be colour RAL6005 (Moss Green).

### **Consultation Responses**

#### St Bees Parish Council

*22<sup>nd</sup> February 2022*

No objections.

#### Copeland Borough Council – Conservation Officer

*7<sup>th</sup> March 2022*

Request updated information

Assessment:

I think the justification provided is sufficient for the proposed work, which has a relatively low impact, consisting of inserting a new fence around the existing WC and reorientating the staircase.

I am almost able to support it, but there are, however, a couple of inconsistencies in the supporting docs:

- The D&A and H statement refers to the colour as being RAL6005 (Moss Green) but the fencing

information attachments refer to RAL9005 (Jet Black)

- The application includes reorientation of the staircase, but the existing and proposed drawings show the staircase in the same configuration. My apologies if I've misunderstood this, but I'd be grateful for clarification on whether the Existing or Proposed depiction of the staircase needs updating. By my understanding, the Existing configuration should be shown as a straight flight down from the door to the corner of the building, as this is the configuration the current doglegged arrangement is replacing.

*6<sup>th</sup> April 2022*

Conclusion: No objection

Assessment:

- Since my last consultation response, clarification has been provided that the colour to be used for the fencing is RAL6005.
- The as existing drawing still shows the staircase as it is currently rather than as it was before the works were carried out. LBC can obviously be applied for after work has been carried out, however this can't factor into the information needed to make an informed decision. A better way of imagining drawing labels, therefore, is as "prior to consent" and "as consented" rather than "as existing" and "as proposed". In this case, I am familiar with the prior arrangement of the staircase and am satisfied that the new version makes no impact on the significance of the building when compared with it. For this reason, I do not propose to insist that the drawing be updated.

National Amenities Society

No comments received.

Cumbria Highways

*28<sup>th</sup> February 2022*

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

*21<sup>st</sup> March 2022*

I can confirm that the response made previously dated 28.02.22 should still apply.

Public Representation

This application has been advertised by way of a site notice, and press 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 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 (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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 main issues raised by this application relate to the principle of the development and the impact on the Heritage Asset and Conservation Area.

##### Principle of Development and Impact Heritage Asset and Conservation Area

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)].

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that "Development that is not well designed should be refused".

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).

In November 2020, Listed Building Consent (ref: 4/20/2319/0L1) was granted at this site for extensive alterations to the signal box to improve security following ongoing antisocial behaviour toward staff. These previously approved works included the erection of a steel framed extension to house a wc and sheltered landing at the first floor level. However following a review of this site Network Rail have determined that the previously approved scheme is much greater than what is required to solve the ongoing issues at this site. The proposed works at this site have therefore been significantly scaled back to include the realignment of the external access stairs and the erection of a fence to enclose the site to allow access for staff only.

From an initial review of the information submitted for this application, the Council's Conservation Officer stated that the justification provided is sufficient for the proposed work, which has a relatively low impact. The Officer, however requested clarification on a couple of inconsistencies within the supporting documents. Following the submission of this detail the Officer has confirmed that he has no objections to the application as he believes that the development will have no impact on the significance of the building when compared with previous arrangements.

The current works proposed to the signal box are significantly reduced when compared to the previous approval at this site. The works will ensure that the safety of staff is enhanced and will limit the impact on the character and overall appearance of the Heritage Asset. The current proposal will therefore ensure that the Heritage Asset and is protected and conserved in line with Policy ENV4 and DM27 of the Copeland Local Plan.

#### Planning Balance and Conclusion

The proposed works to the Heritage Asset are considered to be justified and would have a low impact

	<p>on the Grade II Listed Building. The works are significantly reduced from those previously approved limiting the impact on the character of the Heritage Asset. No objections have been raised by the Council's Conservation Officer.</p> <p>In all aspects, the proposed development is 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> <p><u>Standard Conditions:</u></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, Ref: P454_100, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.</li> <li>- Site Plan, Scale 1:25, Drawing No: JF1006542, Sht 1, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.</li> <li>- Existing Signal Box Layout and Details, Scale 1:50, Drawing Number: 1335-VEX-XX-XX-DR-S-4200, Revision: P02, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.</li> <li>- Proposed Signal Box Layout and Details, Scale 1:10 &amp; 1:50, Drawing Number: 1335-VEX-XX-XX-DR-S-4201, Revision: P03, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.</li> <li>- Barbican Style Gate with Type 'L' Finials, Scale 1:16, Drawing No: JF1006542, Sht 2, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.</li> <li>- Barbican Fencing with Type 'L' Finials 1.8m High Typical Details, Scale 1:16, Drawing No:</li> </ul> </li> </ol>

JF1006542, Sht 3, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.

- Barbican Fencing with Type 'L' Finials 2.0m High Typical Details, Scale 1:16, Drawing No: JF1006542, Sht 4, received by the Local Planning Authority on the 16<sup>th</sup> February 2022.
- Design, Access and Heritage Statement in Support of Security Upgrades Works at St Bees Signal Box (Amended), received by the Local Planning Authority on the 15th March 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.

**Informative:**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**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 :** 06.04.22

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

**Date :** 06.04.2022

**Dedicated responses to:-**