

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2088/OF1
2.	Proposed Development:	REFURBISHMENT AND REAR EXTENSION
3.	Location:	148 QUEEN STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: INTRODUCTION <p>This application relates to 148 Queen Street, situated within the town centre of Whitehaven. The building occupies the corner of Roper Street and Queen Street and is attached to 42 Roper Street to the south east and 149 Queen Street to the south west.</p> <p>It is situated within Whitehaven Conservation Area and was previously in use as offices by the Whitehaven News. Whitehaven Town Council now occupy the building.</p> PROPOSAL <p>This application seeks full planning permission for the refurbishment of the building and erection of a rear extension.</p>	

This application has been submitted in tandem with an application for the demolition of a small extension located within the existing courtyard (application reference 4/22/2089/OF1 relates). These applications have been considered as a whole, as the works for each are mutually dependent.

The refurbishment of the building includes the following:

- Erection of a small extension;
- Landscaped courtyard to provide new level access entry to the building;
- New reception including automated entrance doors;
- Direct replacement of signage from “Whitehaven News” to “Whitehaven Town Council”;
- Removal of external wall and bricking to sill height;
- Refurbishment of external finishes including roofing, render and sash windows;
- Internal alterations for new floor layout (do not require planning permission).

RELEVANT PLANNING APPLICATION HISTORY

Change of use to comprise offices of Whitehaven Town Council and other community uses (B1 and D1 use classifications), approved in July 2019 (application reference 4/19/2178/OF1 relates).

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

1st response

- I am supportive of the proposal to make the building more useable and give it a level access, and feel that this part of the building could be refurbished into an attractive and welcoming new entrance.
- However, I would request further evolution of the proposal in the above aspects to better take into consideration the significance of the building, and to ensure preservation of the character and appearance of the conservation area.
- I would also request detail (e.g. spec sheets) for new paving, planters and furniture to be used in the courtyard, as well as the proposed aluminium glazing system.

- I would like clarification on retention of the corner doorway. Is blocking it up necessary, considering it's the focal point of the frontage and a positive contributor to the conservation area? It appears to open into a space that the public would benefit from direct access to, so it may be better to retain.

2nd response

I am supportive of this revised scheme, which I think achieves the desired goals while striking a better balance between retained character and new character.

I request details of the new paving, planters and furniture to be used in the courtyard, as well as the proposed aluminium glazing system and any replacement timber windows. These should be submitted and approved prior to installation, but I would be happy for them to be dealt with via a condition, if that would be convenient to the agent and applicant.

National Amenities Society

No response received.

Public Representation

The application has been advertised by way of neighbour notification letters to 2 no. properties.

No response has been received as a result of these advertisements.

PLANNING POLICIES

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 ST2 – Spatial Development Strategy

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 2021 (NPPF)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy

Policy DS6PU: Design and Development Standards

Strategic Policy BE1PU – Heritage Assts

Policy BE2PU – Designated Heritage Assets

ASSESSMENT

Demolition of the rear extension

Policies ENV4 and DM27 of the Copeland Local Plan relate to the protection and enhancement of the Conservation Area and seek to ensure that any alterations are in keeping and respect the existing character of the area. Policy DM10 of the local plan requires good design.

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 66.1 requires that: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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'.*

Section 72 requires that: *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'* of a conservation area.

The demolition of the small extension within the existing courtyard is modest and will allow for the regeneration of the rest of the building. It cannot be seen from either Queen Street or Roper Street

and therefore the demolition will create a less than significant impact on the Conservation Area.

Overall, the demolition of the small extension will comply with policies ENV4 and DM27 of the Copeland Local Plan, respecting the character of the Whitehaven Conservation Area.

External alterations

Policies ENV4 and DM27 seek to ensure that alterations to buildings within the Conservation Area protect and enhance the existing character of the area. Policy DM10 ensures that high standards of design are maintained.

The proposed alterations to the external surfaces of the building are modest, mainly relating to the maintenance of the existing fabric. The existing entrance to the north of the building will be infilled to sill height and will no longer be used as an entrance. Comprehensive discussions were undertaken between the Applicant and the Conservation Officer to ensure that the works would be finished to respect the Conservation Area. Initially, the Conservation Officer resisted the loss of the door, however, the Agent was able to re-design the finish to a fixed glazed window with a low level timber paneled sill to ensure the required level of security but also to ensure that the fenestration matches.

The proposed extension is modest, replacing the demolished portion of the building and providing the new entrance/draft lobby and meeting room. This will not be visible from anywhere other than within the rear courtyard but has been designed to be in keeping with the existing building and sympathetic to the existing design.

Further to discussions, the existing blue gates to the ginnel will also be retained and refurbished and the walling to the ginnel will be retained where possible.

The signage will be changed from “The Whitehaven News” to “Whitehaven Town Council” to reflect the change in occupation. It will consist of individual aluminium letters with no illumination and is not considered to be materially different to the existing situation.

With regards to the courtyard, the Agent was unable to provide details of the paving, planters, furniture and windows, therefore the Conservation Officer agreed that this information could be provided at a later date and secured by way of a suitably worded planning condition.

Overall, the proposed refurbishment consists of modest and well- designed alterations that will maintain and enhance the building for further use.

Conclusion and Planning Balance

No objections have been received to the application from either statutory or neighbouring consultees. The alterations will create a positive benefit to the building, ensuring its continued use

	<p>and respecting the character of the Whitehaven Conservation Area.</p> <p>On balance this is considered to be an acceptable form of development which will be consistent with the details set out in national and local policy.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>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, drawing number 6840-00_OS, received 16th February 2022; Proposed Site Plan, scale 1:100, drawing number 6840-10_04 1, received 16th February 2022; Proposed Basement Plan, scale 1:50, drawing number 6840-10_03 1, received 16th February 2022; Proposed Ground Floor Plan, scale 1:50, drawing number 6840-10_00 2, received 20th May 2022; Proposed First Floor Plan, scale 1:50, drawing number 6840-10_01 1, received 16th February 2022; Proposed Second Floor Plan, scale 1:50, drawing number 6840-10_02 1, received 16th February 2022; Proposed North and West Elevations, scale 1:50, drawing number 6840-10_05 2, received 20th May 2022; Proposed East Elevation, scale 1:50, drawing number 6840-10_06 2, received 20th May 2022; Design and Access Statement, written by PH Partnership Architects, received 16th February 2022.</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>3. Prior to their installation full details of the proposed aluminium glazing system and any replacement timber windows must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.</p> <p>Reason</p> <p>To safeguard the traditional appearance of the building in the interests of visual amenity and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.</p> <p>4. Prior to the first use of the courtyard, full details of the paving, planters and furniture to be installed within this area must be submitted to and approved in writing by the Local Planning Authority. Development must be undertaken in accordance with the approved plans and retained as such at all times thereafter.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity and in accordance with Policy DM10 of the Copeland Local Plan.</p> <p>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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 planning permission 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 : 17/06/2022
Authorising Officer: N.J. Hayhurst	Date : 21/06/2022