

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2145/0L1
2.	Proposed Development:	APPLICATION FOR LISTED BUILDING CONSENT FOR THE ALTERATIONS & ADDITION OF TWO SUN TUNNELS & ENSUITE TO COTTAGE NO 1; PORCH EXTENSION TO FRONT & INTERNAL ALTERATIONS & UPSTAIRS BATHROOM & NEW STAIRCASE TO COTTAGE NO 2
3.	Location:	ROWRAH HALL, ROWRAH
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: YES Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to Rowrah Hall, a large residential dwelling situated to the south of Rowrah. The dwelling is accessed from the Rowrah to Kelton Head road and is part of a group of dwellings making up Rowrah Hall and Rowrah Hall Farm.</p> <p>The dwelling is Grade II Listed.</p> <p>The listing entry for the property states the following:</p> <p><i>Large house. Probably c1705 (date on barn, now fallen down) with extension dated 1729 on panel over door. Rendered rubble with cornice and pulvinated frieze. Graduated slate roof with outshuts to rear; stone copings and kneelers, brick chimneys. 2 storeys. Original house 5</i></p>	

bays: Mid/late C19 door surround inserted beneath original open segmental pediment; 2 sashes to left, 2 casements to right and 3 casements, in original mullioned and transomed openings, above. 3-bay extension to left has sash with glazing bars to either side of door and 3 above. Doors are temporary insertions. Interior: Inglenook fireplace with moulded firebeam to ground floor front of original house, 2nd inglenook fireplace (originally with stairs to right?) in rear wing. Fireplace to each end of front room in extension; ornate re-used doorcase to centre rear.

Listing NGR: NY0552518366

PROPOSAL

Listed Building Consent is sought for alterations and additions to the dwelling including the installation of two sun tunnels and an ensuite to cottage no. 1 and a porch extension to the front. Internal alterations are also proposed including an upstairs bathroom and new staircase to cottage no. 2.

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council

No response

Conservation Officer

1st Response

The cottages at Rowrah Hall are a pair of small self-contained dwellings used for holiday let purposes. They were formerly a hayloft and part of a stable wing that has since been demolished. They are contiguous with the hall itself.

Conclusion: Request further information and design revision

Assessment: This assessment covers the following works:

- Addition of two sun tunnels to roof of Cottage 1
 - These appear supportable.
- New porch to Cottage 2
 - Design of new porch appears generally suitable although oddly over specified considering it's a tiny space adjoining a solid masonry structure with no DPCs.
 - Window appears different in plan and elevation drawing (wider in plan than shown in elevation). Clarification on this point would be helpful.
 - I would be grateful if a drawing (a standard detail drawing would be acceptable)

of the new window to the porch could be included.

- The rooflight appears oversized, and a smaller one would help to convey the appearance of the roof being predominantly slate rather than glass.
- Internal alterations to Cottage 2
 - These consist of new stud walls and bathroom suite. Impact on significance of the cottage would appear to be acceptable.
 - The “Amount” section of the design, access and heritage statement doesn’t distinguish between the two cottages, so it would be of assistance if clarification could be provided on the following:
 - *Replace all ground flooring.* I don’t recall seeing any significant ground floor materials, but if photos could be provided for confirmation that would be of assistance.
 - *Take up and replace with new all upstairs floorboards.* Photographs of the upstairs floorboards would be necessary to clarify any contribution these make to significance as there is no mention of them in the heritage statement, or detail of the existing.
 - *Decorative ceiling elements would be removed (skimmed over).* What elements are these and what contribution do they make to the building’s significance?
 - *Both external doors to be replaced.* Composite doors are generally refused in listed buildings, but there’s no detail of the existing doors to be removed or the replacements in any case.
 - *All internal doors to be replaced.* See above.
 - I’m not able to make use of hyperlinks in application documents as they’re not permanent and it’s not always clear what information on a given page is being referred to. Details of the underfloor heating system and the plaster spec should therefore be included.
 - The document refers to works in the Plant Room – new consumer units (presumably with new service runs), new boiler (“probably biomass”). This document contains the words “probably”, “later” and “something” rather more frequently than is ideal. Works to the plant room aren’t otherwise featured in the application, so it’s necessary to clarify the scope. I would also request the locations of service penetrations be shown on the proposed plan or similar, if this requires drilling through fabric.
- Installation of new staircase to Cottage 1

- The application form and the proposed floor plan disagree on which cottage the new staircase is going into – Application form says 1, plan appears to show 2. From having visited, my understanding is the staircase in Cottage 2 is being replaced, so I request confirmation of this.
- The existing staircase in Cottage 2 does not contribute to the asset's significance, and the detailing of the replacement appears good.
- The new staircase drawing in Cottage 2 is labelled "Glazing within balustrade (if used)..." It would be useful to clarify whether or not the staircase has a glazed balustrade.
- Partition to divide property to form two Cottages. This requires inserting a partition into a doorway. It does not require removal of historic fabric or obscure the plan form of rooms in a way that harms the building's significance.

Summary:

Some of the detailing included is supportable, some of it is unclear and lacking in description of significance in a way that would satisfy NPPF para. 194

I have highlighted in grey above the elements that are not clearly explained, and where more detail or revision is required.

2nd Response

The cottages at Rowrah Hall are a pair of small self-contained dwellings used for holiday let purposes. They were formerly a hayloft and part of a stable wing that has since been demolished. They are contiguous with the hall itself, and form part of its curtilage.

Conclusion: Request further information and detail revision

Assessment: My previous consultation response requested some extra information to allow the impact of the proposals to be properly understood. Since then, updated information has been received.

- As before, I have no objection to the installation of the sun tunnels. Although the impact of these will likely be negative, it is small and there is benefit to allowing in natural light.
- The window has been omitted from the side elevation of the proposed porch.
- The porch rooflight appears to have been reduced in size.
- Photo of existing internal flooring has been provided. This appears to be a fibreboard or similar with a modern carpet over the top, and does not make any contribution to the significance of the building.
- A new biomass boiler, with pellet hopper feed is proposed. Details have been



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submitted, included detail of two service penetrations through the fabric of the building. I would view the impact of these proposals as less-than-substantial harm, justifiable on the grounds that it will make the property more sustainable, and therefore more viable long-term and more likely to remain adequately heated.

- Detail of the new staircase has been provided. This will likely have a neutral or slightly positive impact on the building's significance.

Further details and requests:

- Is it still proposed to remove the upstairs floorboards? I am not able to locate information on this, or their replacements, within the application docs and would be grateful for clarification.
- Is it proposed to skim over decorative ceiling elements? If so, what are these?
- The proposed uPVC external doors should be substituted for timber ones. Accoya could be a good choice for its dimensional stability and rot resistance. I do not think information needs to be supplied on the specific timber chosen, but they should be timber unless a historic listed building consent for installation of uPVC doors here can be provided.
- I would be grateful if detail (e.g. photos) of the existing internal doors can be provided. I assume they are not significant, but for the avoidance of doubt this information would be useful.
- The proposed removal of two trees adjacent to the parking and installation of a log cabin for workshop/storage use would, I think, constitute a slight harm to the setting of the building, however this is likely fairly minimal and justifiable through the increased utility. I am not an expert on types of trees, and suggest consultation with an arboricultural specialist to ascertain whether these specimens have importance. In terms of impact on setting, I request the submission of a photo from the parking area, looking towards the building, to illustrate the likely change.
- Could clarification be provided that the detail of the porch rooflight is with a flush-mounting flashing kit? The elevation drawing appears to show it sticking up, and a flush mounting would help lessen its visual impact.

3rd Response

The cottages at Rowrah Hall are a pair of small self-contained dwellings used for holiday let purposes. They were formerly a hayloft and part of a stable wing that has since been demolished. They are contiguous with the hall itself, and form part of its curtilage.

Conclusion: Requestion detail change

Assessment: My previous consultation response requested some extra information to allow the impact of the proposals to be properly understood. Since then, updated information has

been received.

- Clarification has been provided that the existing floorboards are MDF, and these will be replaced with cement boards with insulation designed to reduce the sound transmission between the two units.
- The ceilings are of an Artex type with a swirled finish and will be covered with new plaster skim. I would view this as having a neutral impact on the heritage value of the building.
- Regarding external doors, I'm afraid I don't recall saying anything about uPVC being acceptable here, timber-framed or otherwise. I've checked my consultation response from April 2022, which reads "Composite doors are generally refused in listed buildings, but there's no detail of the existing doors to be removed or the replacements in any case". I would request use of timber doors in a listed building.
- Images of the internal doors have been provided. These appear to be unremarkable modern pine four-panel doors. I do not view their removal as harmful.
- Images and descriptions have been provided of the two trees and shed to be removed. These make variously a neutral or slightly negative impact on the setting of the building and I have no objection to their removal.
- Confirmation has been provided that the porch rooflight will be flush mounted.

Summary:

I believe these proposals will have a positive impact on the significance and setting of the building and are part of ongoing efforts to safeguard and secure its future.

I would reiterate my request that the external doors added be of timber construction.

Public Representation

The application has been advertised by way of a site notice, press notice .

No responses have been received as a result of these advertisements.

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

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the



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sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local 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

Emerging Copeland Local Plan (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

The relevant policies are as follows:

Strategic Policy DS1PI – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Strategic Policy BE1PU – Heritage Assets

Policy BE2PU – Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework 2023 (NPPF)

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

ASSESSMENT

Principle of the development

Policy ENV4 and Policy DM27 of the CS and BE1PU and BE2PU of the ELP seek 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.

Comprehensive 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.

The principle of improving the aesthetics and increasing natural light into the property are supported throughout local and national planning policy. It is therefore considered that the works to restore it should be encouraged in principle.

Works Proposed and Impact on Heritage Asset

The works are to the cottages that are sited adjacent to the main house of Rowrah Hall. Two sun tunnels will be added to allow light into cottage 1 on the north elevation. An ensuite will be added internally. A small porch will be added to Cottage 2 (known as The Hayloft) as the entrance currently leads straight into the living room with the addition of a new staircase and bathroom upstairs.

Further to discussions between the Conservation Officer and the Applicant, the porch was reduced in size and a window omitted. Whilst the Officer considers that there will be minor

	<p>harm with the creation of the sun tunnels, this is considered to be mitigated by the positive effect of the extra light that will be resulting.</p> <p>Details with regards to the internal alterations have been considered and suitable materials chosen to ensure that the proposal is in keeping with the adjacent Listed Building.</p> <p>Specifications of the external door have not been received, however, the Conservation Officer is satisfied that it will be acceptable as long as it is of timber construction. This can be secured by the use of a suitably worded planning condition.</p> <p>Other works are to be undertaken including the addition of wood pellet storage and a log cabin which are not subject to Listed Building Consent.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The Conservation Officer considers that the completed works will provide betterment for the heritage asset and will be in keeping with the overall character of the building. The works are therefore considered to be in accordance with Policies ENV4 and DM27 of the Copeland Local Plan and Policies BE1PU and BE2PU of the Emerging Local Plan.</p> <p>In applying the tests of the Copeland Local Plan 2013-2028, the LBCA and the NPPF, the proposal as amended would preserve the heritage significance of the listed building so is therefore supported.</p>
8.	<p>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The works hereby permitted shall 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. 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>Application form, received 21st March 2022;</p> <p>Proposed Site Plan, scale 1:100, drawing number 03A, received 14th November 2023;</p> <p>Proposed Plans and Elevations, scales 1:100 and 1:50, drawing number 02A, received</p>

	<p>14th November 2023;</p> <p>Stair Details, scales 1:20 and 1:2, drawing number 04A, received 14th November 2023;</p> <p>Planning Statement, received 8th December 2023.</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. All external doors must be constructed from timber and retained as such at all times thereafter.</p> <p>Reason</p> <p>In order to maintain the visual appearance of the Listed Building in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.</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 : 27/02/2024
Authorising Officer: N.J. Hayhurst		Date : 28/02/2024
Dedicated responses to:- N/A		