



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2206/OL1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR REPLACEMENT OF ALUMINIUM WINDOWS ON FRONT ELEVATION WITH TIMBER SLIDING SASH WINDOWS; REPLACE EXISTING ALUMINIUM FRONT DOOR WITH TIMBER DOOR; REPLACE EXISTING ALUMINIUM WINDOWS (EXCLUDING THE STAINED GLASS WINDOW TO REAR ELEVATION) TO REAR & SIDE WITH uPVC WINDOWS; REPLACE EXISTING uPVC RAINWATER GOODS WITH CAST IRON THROUGHOUT & CAST IRON GUTTERS & DOWNPIPES; REPLACE EXISTING CEMENT/STONE DASH RENDER TO SIDES & REAR ELEVATION WITH LIKE FOR LIKE	
3.	Location:	GHYLL FARM, EGREMONT	
4.	Parish:	Egremont, Lowside Quarter, St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Listed Building - Listed Building, Coal - Off Coalfield - Data Subject To Change, 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		
		This application relates to a Grade II Listed Building, known as Ghyll Farm, located to the south of St Bees. The property is located within a small group of barn conversions located off the B5345.	

Relevant Planning History

4/15/2404/OL1 – Listed Building Consent for reinstatement of cottage as annex including works to demolish rear two storey extension and increase the height of existing ground floor extension – Approved

4/18/2337/OF1 – Change of use from use Class C1 (guest house) to use Class C3 (residential) – Approved

4/20/2438/OL1 – Insulation of external exposed walls; repoint stoneworks with traditional lime method in place of cement and dash internal walls – Withdrawn

Proposal

Listed Building Consent is sought for the following works:

- Replacement of aluminium windows on front elevation with timber sliding sash windows;
- Replacement of existing aluminium front door with timber door;
- Replace existing aluminium windows (excluding the stained glass window to rear elevation) to rear and side with Ecoslide UPVC windows;
- Replace existing rainwater goods with cast iron throughout & cast iron gutters and downpipes;
- Replace existing cement/stone dash render to sides & rear elevations with like for like render.

Consultation Responses

St Bees Parish Council

No objections to this application.

Egremont Town Council

No objections.

Copeland Borough Council – Conservation Officer

10th June 2022

Conclusion: No objection (revisions suggested)

Assessment:

This application covers the replacement of windows, the front door, and the rainwater goods.

I have given pre-application advice, and am generally supportive of these changes as the existing examples are of poor quality.

I do however have some thoughts, so have put these below.

- For the EcoSlide plastic windows, is it possible to specify these with white spacer bars (and potentially gaskets too) as the black line between each plant-on astragal undermines the appearance of them being a proper glazing bar?
- For the three ground floor rear windows, the elevation drawing shows a very small pane size between the bars, which is slightly anachronistic as manufacture of larger panes than this was possible by the early 19th century, and may also block an unnecessary amount of light. As the early 19th century was a transition phase and the existing windows do not give a positive impression, I wouldn't object to the proposal as it stands, however this is something the applicants and agent may wish to consider.
 - It's generally best to avoid landscape-format panes, so the lower left window in particular could look better with the horizontal bars omitted, and possibly only two vertically, giving a three-over-three arrangement.
 - Sash horns weren't invented until the latter half of the 19th century. Although this is not a restoration aimed necessarily at returning the house to a speculative 1803 appearance, use of horns with a six-over-six glazing bar arrangement isn't quite right as their purpose was to provide greater joint strength at the meeting rail to support a larger, heavier pane of glass, so the applicants and agent may wish to consider omitting them.
- With the front door, although timber and therefore materially an improvement, the proposal to use stuck-on beading may stop short of fully pressing home the advantage. Has consideration been given to a proper raised and fielded six-panel door?
- I am supportive of the proposed changes to rain water goods.

Summary:

There is nothing here that would cause me to be unable to support the proposal as it stands because the works entail betterment and will be beneficial to the building's character and appearance.

However, there are some questions of detail that the applicants and agent may wish to consider. If they do, I should be happy to look at any further drawings or sheets:

- uPVC windows with white spacer bars and gaskets;
- Revised glazing bar arrangement of the three lower rear windows to provide a slightly larger,

and portrait-orientated, pane;

- Dispensing with the windows' sash horns;
- Specifying a proper panelled front door, rather than a flat door with stuck on mouldings.

6th September 2022

Conclusion: No objection

Assessment:

- This proposal includes replacement of previously consented aluminium windows with a mixture of timber sashes for the frontage and uPVC sliding sashes for the sides and back, with the exclusion of the stair window.
- Ordinarily, plastic windows are not supported in listed buildings, however, as the current windows are both poor in appearance and previously consented, the new units will constitute betterment to the sides and the back. Details have been revised here to get the best results. I would not view there as being any harm to the building from this aspect of the proposal, so am able to support it.
- To the front elevation, the new timber windows will have a beneficial effect which, when combined with the works proposed as a whole, will bring much-needed enhancement to this building.

Public Representation

These applications have been advertised by way of a site notice, press notice and neighbour notification letters issued to four properties. 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 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 are the principle of development; and impact on the heritage asset.

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)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

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

NPPF para. 197 states that "In determining applications, local planning authorities should take

	<p>account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”</p> <p>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).</p> <p>This application covers the replacement windows, front door, and rainwater goods at this Grade II Listed property. As part of the initial consultation on this application the Council’s Conservation Officer confirmed that he was generally supportive of the proposed works as the proposal entailed betterment to the to the property which will be beneficial to the buildings character and appearance. The Officer however made a number of suggestions to improve the proposal including additional window and front door details. All of these suggests have now been incorporated into the amended plans for this application, therefore the Conservation Officer has confirmed that he has no objections to the proposal, and that the installation of Ecoslide UPVC windows within the rear and side elevations of this property are not considered to harm the building.</p> <p>Whilst UPVC windows are not normally permitted in Listed properties, the previously consented aluminium windows are in poor appearance therefore their replacement is considered betterment to the side and rear elevations of this property. The proposal also includes the installation of timber windows within the front elevation of the dwelling which combined with the other works will bring a much-needed enhancement to the Listed Building.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed works to this Heritage Asset are considered to have a low impact on the Grade II Listed Building. The proposed works to the building will enhance the overall appearance of the heritage asset and will help to protect the asset for the future. The Council’s Conservation Officer has offered no objections to this proposal and considers that the proposal will have an overall positive impact on the Grade II Listed building. The property currently benefits from consented aluminium windows, therefore the replacement with Ecoslide UPVC windows along the rear and side elevation, and timber within the front elevation, is considered to be betterment to the existing which are poor in appearance.</p> <p>On this basis, 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>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</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 retrospective dates and development shall be carried out in accordance with them:- <ul style="list-style-type: none"> - Location Plan, Scale 1:1250, Drawing No 008, Revision A, received by the Local Planning Authority on the 11th May 2022. - Block Plan, Scale 1:200, Drawing No 009, Revision A, received by the Local Planning Authority on the 11th May 2022. - Existing Front and Rear Elevations, Scale 1:100, Drawing No 001, Revision A, received by the Local Planning Authority on the 11th May 2022. - Proposed Front and Rear Elevations (Amended), Scale 1:100, Drawing No 003, Revision C, received by the Local Planning Authority on the 21st June 2022. - Existing Side Elevation, Scale 1:100, Drawing No 002, received by the Local Planning Authority on the 11th May 2022. - Proposed Side Elevations (Amended), Scale 1:100, Drawing No 004, Revision C, received by the Local Planning Authority on the 21st June 2022. - Timber Window Details (Amended), Scale 1:10, Drawing No 007, Revision B, received by the Local Planning Authority on the 21st June 2022. - ECOSlide Window Details (Amended), Drawing No 006, Revision B, received by the Local Planning Authority on the 21st June 2022. - Timber Door Details (Amended), Scale 1:10, Drawing No 005, Revision B, received by the Local Planning Authority on the 21st June 2022. - Window Eco Slide Sash Brochure, received by the Local Planning Authority on the 11th May 2022. - Heritage and Design Statement, Doc Ref: 0522-001-HS01, Rev C, Date: 14/08/2022, received by the Local Planning Authority on the 15th August 2022.

	<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>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>	
<p>Case Officer: C. Burns</p>	<p>Date : 08.09.2022</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 13.09.2022</p>	
<p>Dedicated responses to:- N/A</p>		