



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2298/OL1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH THE CONVERSION AND ALTERATIONS TO THE FORMER MEDICAL SURGERY TO CREATE 3 NO. RESIDENTIAL APARTMENTS; DEMOLITION OF EXISTING GARAGE TO THE REAR & THE ERECTION OF A NEW DWELLING ON SITE OF DEMOLISHED GARAGE ALONG WITH ASSOCIATED CAR PARKING AND GARDENS
3.	Location:	TRINITY HOUSE SURGERY, 17 IRISH STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: YES Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION The application site relates to the former medical surgery known as Trinity House Surgery, located at 17 Irish Street in a central location within Whitehaven town centre. The property is three storey's in height and features a stepped entrance on the frontage facing Irish Street.	

There is a detached garage and off street parking at the rear of the property.

The property is a Grade II Listed Building and is located within the Whitehaven Town Centre Conservation Area.

The listing entry for the property states the following:

1. IRISH STREET 1814 (South Side) No 17 NX 9717 NW 4/66

II GV 2. C18, refaced in C19. 3 storeys, with band over ground floor. Panelled door up 3 steps, with broken pediment. 3 sash windows on ground floor with flush pediments and foliated tympana. 4 windows on 1st floor with Venetian-shaped cornice/pediments.

Nos 17 to 20 (consec) form a group.

Listing NGR: NX9740417921

PROPOSAL

Listed Building Consent is sought for the works associated with the conversion and alterations to the former medical surgery to create 3 no. new residential apartments. Furthermore, the existing garage at the rear will be demolished and replaced with a new build single dwelling.

This listed building consent has been submitted in tandem with an application for full planning permission for the same works (application reference 4/22/2297/0F1 relates).

The physical development proposed principally comprises:

Ground Floor

- Change of layout to provide a self-contained flat;
- Isolation of the staircase for the use of first and second floor residents only;
- Blocking of 3 no. existing doors;
- Removal and blocking up of the kitchen hatch;
- Creation of 1 no. new door opening;
- Installation of 4 no. new doors;
- Improvement of existing walls to the staircase;
- Window repairs and installation of 1 no. new window.

First Floor

- Removal of 3 no. existing doors and blocking up of openings;
- Creation of 2 no. new door openings
- Installation of 5 no. new doors;
- Removal of some existing partitions and addition of new internal walls.

Second Floor

- Removal of 5 no. existing doors and blocking of 4 no openings;
- Creation of 1 no. new door opening;
- Installation of 5 no. new doors;
- Removal of some existing partitions and addition of new internal walls.

General works for all three apartments

- Removal and replacement of existing sanitary fittings;
- Installation of new kitchen and appliances;
- Removal and replacement of floor coverings;
- Removal of wallpaper and preparation of plasterwork for painting.

Redevelopment of the Coach House

- Demolition of the existing building;
- Erection of a redeveloped Coach House to include a single garage, entrance lobby, stairwell, kitchen/dining area and WC at ground level with 1 no. bedroom, a family bathroom and a snug at first floor level.

The Coach House will have an eaves height of 3.1m and an overall height of 6.6m. It will be 10.7m in length and 8.2m in width with an overall floor space of 83.14m², an increase on the footprint of the existing garage building which extends to 64.06m².

Off street parking for 7 cars is proposed to the rear of 17 Irish Street, with the Coach House benefitting from an integral garage. Landscaping will be simple with the existing areas cleaned up including new grass turf and some minimal planting. The vehicle access and parking and turning areas will be black paved. All boundaries will be maintained as existing.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

National Amenities Society

No response received.

Conservation Officer

1st Response

Thank you for this submission. It is good to see the building receiving attention, and the heritage statement is detailed and helpful.

I offer the following thoughts, and where I request clarification or additional info, I have highlighted it in yellow.

- The building is currently in poor condition, at risk of further decline, and makes a negative impression on its surroundings in what is a highly conspicuous location. This proposed use will give it a viable use and does not necessarily entail harming what makes the building significant. I therefore am supportive of the principle.
- Internally, various reordering is proposed, including blocking up some doorways, opening others, and some removal and addition of walls.
- The rooms internally have little in the way of significant features remaining. Some cornicing and plasterwork of value can still be found.
- The layout itself appears to have changed somewhat over the building's life, but still to readably relates to the layout of two or three hundred years ago. I do not believe that the changes to layout entailed in this proposal could be viewed as more than less-than-substantial harm and are outweighed by the benefit of bringing the building and site into full use.
- Blocking up of archway with moulded plasterwork in ground floor (depicted Heritage Statement fig. 21). Provenance of plasterwork is unclear. Unless it can be demonstrated that the plasterwork is not historically valuable, I suggest inseting the wall behind it on the bedroom side to form an alcove, with the plasterboard forming the back of the alcove scribed to the arch's inner face so it can remain undamaged, while maintaining its shape as a hallway feature.
- The same concern as above relates to the blocking of the opening shown in fig. 29. The RCHME reconstructed first floor plan of c.1736 shows the layout as being much the same as currently, with the exception of the removal of a transverse wall and fireplace in what was the south-west room. This arched opening appears in that plan. I would be grateful for comment on detailing that retains the arched opening and plasterwork as an alcove, with the option of opening it up subsequently.
- External changes are minimal. The addition of the door pediment to the rear of the building is interesting.
- Use of an early Georgian style is appropriate in the sense that this is an early Georgian building, although it has been much altered over its life, on all three exposed side.
- The existing example on the side elevation is, I believe, postwar in date as there was an adjoining building demolished in the late 1940s, meaning this was a party wall.
- Nonetheless, I wouldn't call it inappropriate, and the added statue it will give this entrance

reflects the use of the building for three flats and is welcome.

- There is a possibility that the works will reveal structural issues that need fixing (I believe the building may have been fitted with metal tie rods at some point). Some of these may just be repairs, but some may be more invasive and require listed building consent, so this possibility should be factored into any project schedule.
- Use of the rear grounds for parking appears reasonable as it meets a demand without requiring a new entrance onto the highway through historic boundaries etc. and is well concealed. The existing surfacing is poor, and the proposed block paving provides the opportunity for enhancement.
- Details of the new paving should be provided.
- The new detached dwelling is, inevitably, larger than the existing garage. However, given that it is still pleasingly condensed in scale, attractive in design, incorporates parking internally, and is replacing an existing structure of no merit, I believe it has the potential to make a beneficial impact on the setting and curtilage of the main building, as well as a slightly positive impact on the conservation area.
- As it is a new dwelling within a conservation area, and in the setting of a listed building, details of the following should be submitted for the coach house:
 - Roofing slate sample
 - Simple specification for the render (Of note, I'd request the avoidance of visible edge bead and bellcast drip details)
 - Detail drawings of windows, showing dimensions
 - External door specs sheet or similar
 - Specification for rainwater goods
 - Specification for rooflights
 - Cladding material for dormers (assumed lead?)
- It's not quite clear from the elevation drawings, so I'd be grateful for clarification on how the arched features are detailed. Are they set slightly back from the wall face, and additionally supplemented by a band, or are they simply a band within the wall that describes the outline of an arch?
- Additionally, I'd request confirmation of whether new gates are proposed into the rear of the site, and if so that details be included in the application.

2nd Response

In my previous consultation response, I requested clarification on the following areas:

Building interior

- Archway with moulded plasterwork in ground floor (depicted Heritage Statement fig. 21). Provenance of plasterwork is unclear. Unless it can be demonstrated that the plasterwork is not historically valuable, I suggest inseting the wall behind it on the bedroom side to form an alcove, with the plasterboard forming the back of the alcove scribed to the arch's inner face so it can remain undamaged, while maintaining its shape as a hallway feature.
- Opening shown in fig. 29. The RCHME reconstructed first floor plan of c.1736 shows the layout as being much the same as currently, with the exception of the removal of a transverse wall and fireplace in what was the south-west room. This arched opening appears in that plan. I would be grateful for comment on detailing that retains the arched opening and plasterwork as an alcove, with the option of opening it up subsequently.

Building exterior

- Details of the new external paving should be provided.
- Additionally, I'd request confirmation of whether new gates are proposed into the rear of the site, and if so that details be included in the application.

New dwelling

- Roofing slate sample
- Simple specification for the render (Of note, I'd request the avoidance of visible edge bead and bellcast drip details)
- Detail drawings of windows, showing dimensions
- External door specs sheet or similar
- Specification for rainwater goods
- Specification for rooflights
- Cladding material for dormers (assumed lead?)
- It's not quite clear from the elevation drawings, so I'd be grateful for clarification on how the arched features are detailed. Are they set slightly back from the wall face, and additionally supplemented by a band, or are they simply a band within the wall that describes the outline of an arch?

The following updated details have now been received:

Building interior:

- Annotations have been added to the floor plans showing that the two arched features to be blocked will be an infill panel scribed to the interior, maintaining the feature.

Building exterior:

- Details of new paving have been supplied. This is a cast concrete imitation Yorkstone slab.

Yorkstone is not really familiar to Whitehaven, however is more common in the south of the borough such as in Millom, particularly when used for dressings and quoins in combination with slate. As a paving surface, it is slightly out of place. However, the existing poor quality concrete paving slabs make a negative contribution to both the setting of the nearby heritage assets and the conservation area, though this is fairly minor as the area is tucked to the side and rear.

- Given this fact, I would view the proposed as an acceptable replacement for what's there.
- I note that the existing gate into the rear area is to be retained.

New dwelling:

- A roofing slate sample is needed. This might be conditioned if the applicants and agent prefer.
- Specification for render. Considering this is a new blockwork building, I do not believe it necessary to request lime based render. There is a risk of highly visible render bead spoiling the appearance somewhat with sharp plastic edges, particularly at the corners of the building and around openings. Could the render be detailed either without these beads, or with them concealed?
- Detail drawings of windows, showing dimensions, have been provided. These are described as a hardwood sliding sash with solid glazing bars and horns to match those at 17 Irish Street. The glazed unit is 20mm and the suspension cord and weight. This strikes me as a good specification.
- The sectional drawings show a glazing bar in three parts, with inner and outer stuck-on bars and a spacer bar. This is not what's described in the note, so I would be grateful for clarification on which is proposed.
- External door specification has been confirmed as an oak ledge and brace door, depicted on the elevation drawing.
- Specification for rainwater goods has been provided. These consist of an ogee cast aluminium gutter, powder coated black, with similar round downpipes.
- Specification for rooflights has been provided. This will be a conservation style unit with flush mounted flashing kit and vertical glazing bar, finished in black.
- Cladding material for dormers has been provided. This will be code 4 lead.
- Clarification has been provided that the arched features are detailed as a brick band raised 20mm above the face of the render.

Summary:

I'd be grateful for clarification on whether the new dwelling's render can be detailed without the use

of visible plastic edge bead at the corners and edges of the reveals.

Similarly, if clarification could be provided on the detailing of the new dwelling's glazing bars, that would be helpful.

3rd Response

In my previous consultation response, I requested clarification on the following areas:

- Clarification on whether the new dwelling's render can be detailed without the use of visible plastic edge bead at the corners and edges of the reveals.
- Clarification on the detailing of the new dwelling's glazing bars.

A window detail drawing sheet has been provided and shows the windows in a way that matches the note.

I would be grateful for a specification or similar relating to the render, which shows how it will be detailed. If the applicants and agent would prefer to submit this through the discharge of a condition, I would not have any objection.

Public Representation

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

No responses have been received as a result of this advertisement.

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

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

Other Material Planning Considerations

National Planning Policy Framework (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.

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

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 and the proposals have been fully reviewed and assessed by the Council’s Conservation Officer.

The heritage asset significance of the property is principally derived from its physical form/construction.

The principle of improving the aesthetics of the building and ensuring it is future proofed are

	<p>supported throughout local and national planning policy. The building is large in scale and fronts onto Irish Street, on a terrace with other Listed Buildings. The works will retain the character of the building whilst bringing it back into use. It is therefore considered that the works to restore it should be encouraged in principle.</p> <p>The existing Coach House is not listed but situated within Whitehaven's Conservation Area. It is set back from the road and in a location where it is not visible from public viewpoints. It has, however, been designed sympathetically to fit into the street scene, picking up on design features and using similar materials.</p> <p>On balance, there is likely to be a positive contribution to the Conservation Area and for the Listed Building, improving the visual amenity of the area and bringing the building back into occupation.</p> <p><u>Impact on Heritage Asset</u></p> <p>Policies ENV4, DM10 and DM27 of the CS and BE1PU and BE2PU of the ELP seek to ensure that the design of any new development responds positively to the Borough's Heritage assets.</p> <p>Comprehensive discussions were undertaken between the Applicant's Agent and the Council's Conservation Officer to ensure that all materials to be used would be appropriate for the Conservation Area and would preserve the fabric of the Listed Building. Specifications have been provided for all materials, except for the proposed render. It is therefore considered reasonable to include a condition on any approval to require it be submitted and approved prior to its use.</p> <p>Internally, there are few significant features remaining due to the use as a medical surgery. The Conservation Officer is of the opinion that the internal re-ordering will create less-than-substantial harm to the building, which is outweighed by the benefits of the building being brought back into use. The Agent was able to offer design solutions to retain some of the features that are remaining.</p> <p>Given that the design and proposed materials will reflect the character of the heritage asset and surrounding Conservation Area, the impact is considered to be positive and is therefore supported.</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 surrounding Conservation Area. 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 would preserve the heritage significance of the listed building and surrounding Conservation Area and so is therefore supported.</p>
8.	<p>Recommendation: Approve Listed Building Consent (start within 3yr)</p>

9.	<p>Conditions:</p> <p>1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.</p> <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> <p>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> <p>Site Location Plan, scale 1:1250, drawing number 1954-LP-001, received 12th July 2022; Proposed Site Plan, scale 1:100, drawing number 1954-SK-005E, received 26th September 2022; Proposed Site Plan (amenity space), scale 1:100, drawing number 1954-SK-007A, received 12th July 2022; Proposed Floor Plans, scale 1:100, drawing number 1954-SK-004F, received 26th September 2022; Coal Mining Report, received 12th July 2022; Heritage and Planning Statement, Revision A, written by Vagdia and Holmes, received 12th July 2022, Sash Window Details, scale 1:5, drawing number 1574-DD-008A, received 28th September 2022; Wetherby Render System, received 26th September 2022; Conservation Rooflight Specification, The Rooflight Company, received 26th September 2022; Paving specifications – Heritage Paving, received 26th September 2022; Pipes and gutters specifications, received 26th September 2022; Design and Access Statement, written by Vagdia and Holmes, received 12th July 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 its first use on the development hereby approved, samples and details of the render materials to be used in the construction of the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.</p>
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	<p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity and in accordance with Policies DM10, 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 : 17/10/2022
Authorising Officer: N.J. Hayhurst	Date : 19/10/2022
Dedicated responses to:- N/A	