



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2307/DOC	
2.	<b>Proposed Development:</b>	DISCHARGE OF CONDITION 3 OF PLANNING APPROVAL 4/21/2242/OL1	
3.	<b>Location:</b>	1 - 11 LONSDALE TERRACE, ST BEES	
4.	<b>Parish:</b>	St. Bees	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>  <b>Site and Location</b>  This application relates to 1 – 11 Lonsdale Terrace, located within the centre of St Bees. The properties are Grade II Listed and are located within the St Bees Conservation Area. This group of terrace properties was previously in the ownership of St Bees School, and was utilised as boarding accommodation.  <b>Relevant Planning History</b>  4/09/2245/0 – Listed Building Consent for replacement windows, replacement rainwater goods (nos.		

1 – 11); rendering of chimney stack (no. 8); rear canopy over rear – Approved Listed Building Consent.

4/16/2017/OL1 – Listed Building Consent for works associated with the subdivision of terrace; reinstatement of individual properties together with associated external – Approved Listed Building Consent.

4/16/2016/OF1 – Subdivision of existing terrace; reinstatement of individual properties together with associated external works – Approved

4/21/2241/OF1 – Internal and external alterations as part of renovation and refurbishment of existing building, including repairs to external, render, alterations to dormer windows, demolition of part of existing stores and former shower blocks, reduction of rear walls, reconstruction of porch at no.11, and replacement/repair of windows – Approved

4/21/2242/OL1 – Listed building consent for internal and external alterations as part of renovation and refurbishment of existing building, including repairs to external, render, alterations to dormer windows, demolition of part of existing stores and former shower blocks, reduction of rear walls, reconstruction of porch at no.11, and replacement/repair of windows – Approved listed building consent

4/22/2265/DOC – Discharge of condition 3 of planning approval – 4/21/2241/OF1 – Approved.

### **Proposal**

In November 2021, listed building consent (ref: 4/21/2242/OL1) was granted for internal and external alterations as part of renovation and refurbishment of existing building, including repairs to external, render, alterations to dormer windows, demolition of part of existing stores and former shower blocks, reduction of rear walls, reconstruction of porch at no.11, and replacement/repair of windows. This application seeks to discharge condition 3 attached to this listed building consent. This condition states the following:

3. Prior to the commencement of any works to the existing windows (excluding any dormer windows or rooflight) within the application site, an independent survey carried out by a suitably qualified person must be submitted to and approved in writing by the Local Planning Authority. This survey must detail the extent, condition, and location of historic glass and windows, and must provide justification for a proposed repair or replacement strategy for each existing window. Any works to the existing windows within the application site must be carried out in accordance with this approved survey and must be maintained as such at all times thereafter.

Reason

In the interest of protecting the heritage asset.

The information submitted in support of the application comprises the following:

- Application form, received by the Local Planning Authority on the 17<sup>th</sup> July 2022.
- Elevations as Proposed (Amended), Scale 1:100, Drawing Number: P201-02, Rev J, received by the Local Planning Authority on the 14<sup>th</sup> November 2022.
- Statement – Proposals for the replacement of the existing windows at 1-11 Lonsdale Terrace, St Bees, received by the Local Planning Authority on the 17<sup>th</sup> July 2022.
- Appendix A – Site Photographs, received by the Local Planning Authority on the 17<sup>th</sup> July 2022.
- Appendix B – Window Schedule, received by the Local Planning Authority on the 17<sup>th</sup> July 2022.
- Appendix D – Statement from Heritage Manufacture and Repair Specialist, received by the Local Planning Authority on the 17<sup>th</sup> July 2022.
- Appendix E – Window Schedule with Specialist comments, received by the Local Planning Authority on the 17<sup>th</sup> July 2022.
- Window Details, Scale 1:2 & 1:5, Job ID 2019.303, received by the Local Planning Authority on the 6<sup>th</sup> December 2022.
- Window Elevations (Amended), Scale 1:20, Job D 2019.303, received by the Local Planning Authority on the 6<sup>th</sup> December 2022.

### **Consultation Responses**

#### Copeland Borough Council – Conservation Officer

8<sup>th</sup> August 2022

This response relates to the discharge of two conditions on the full and listed applications, 4/21/2241/0F1 and 4/21/2242/0L1.

The condition is the same in both and states:

*3. Prior to the commencement of any works to the existing windows (excluding any dormer windows or rooflight) within the application site, an independent survey carried out by a suitably qualified person must be submitted to and approved in writing by the Local Planning Authority. This survey must detail the extent, condition, and location of historic glass and windows, and must provide justification for a proposed repair or replacement strategy for each existing window. Any works to the existing windows within the application site must be carried out in accordance with this approved survey and must be maintained as such at all times thereafter.*

A schedule of all existing windows, identifying type, materials, presence of shutters, frame, sashes, presence of historic glass, and specialist notes, has been provided.

This and a heritage statement establish that the extent of degradation of the existing windows makes it unviable to repair the vast majority of them.

The following windows are identified as being both historic and potentially reparable:

- House 2 EW04 – 10/10 – Dependent on condition following strip down. Top rail and sill needed at least, along with recording and reconditioning.
- House 7 EW01 – 1/1 – Sounds as though glazing bars have been removed in the past and historic glazing lost. Possibly reparable after strip down.
- House 7 EW02 – 1/1 – See above.
- House 11 EW18 – 6/6 – With shutters. Condition will be more apparent following strip down.
- House 11 EW21 – 6/6 – See above.

This represents five out of the total the independent expert suggests may be practically reparable. This is certainly well below the proportion I expected from having viewed the properties, which was maybe 30-50% of the main façade sliding sashes, but apparently the thick paint was concealing longstanding problems.

This would appear to establish the principle of replacing the vast majority of the windows. Of the five identified as possibly reparable, one has had its glazing bars removed and the other four are ambiguous, with at least substantial repairs required.

I have the following questions, and would be grateful for any information:

- Can the substantial quantity of surviving historic glass be re-used in new windows, or is it intended to dispose of it?
- The frontage photographs identify several different types of glazing bar arrangement:
  - One-over-one (replacement, or glazing bars removed) (House 6)
  - Two-over-two (Houses 3, 5 & 7)
  - Six-over-six (House 11)
  - Eight-over-eight (Houses 4, 8, 9 & 10)
  - Ten-over-ten with narrower margin panes (Houses 1 & 2)

Presumably not all these patterns will be replicated as the one-over-one windows don't look right and even the two-over-twos are slightly anachronistic as it wasn't until after 1845 that those became popular, slightly after this row was built. I'd presume that the intention of the design is to be paired with smaller multi-pane style, which are in three types here (six, eight or

ten panes per sash), all of which contribute positively to their houses.

Which to use depends to some extent on the dimensions of the opening, but the proposed window detail sheet only includes drawings of the glazing bar cross section, with two different glazed units (12mm and 9mm).

I request therefore that the details show the arrangement of glazing bars for all windows, and suggest replicated the six, eight and ten-pane sashes in the frontages where they occur (as listed above), with the remaining houses specified to suit. I would request that one glazed unit thickness be specified to avoid doubt, and suggest prioritising the slimness of the frame as the existing frames are particularly slender.

- I would also be grateful for comment on the fanlights over the front doors. Are these to be retained as-is, replaced, supplemented with secondary glazing?

*16<sup>th</sup> November 2022*

In my previous consultation response for this application, I had two questions. Since then, updated information has been received.

- Can the substantial quantity of surviving historic glass be re-used in new windows, or is it intended to dispose of it?
  - It is not possible to retain any of the historic glass.
- I would also be grateful for comment on the fanlights over the front doors. Are these to be retained as-is, replaced, supplemented with secondary glazing? (I believe it has informally been confirmed that there is no proposal for this, but I can't find written reference to it, which would be useful addition to the case file).
  - The fanlights will be retained and repaired where necessary.
- Additionally, it is proposed to revised the rear window design of Houses 3 and 6 to match those on the front.
  - I have no objection to this proposal.

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

Conclusion: Request further information

Assessment:

- In reviewing the application documents, I note that the detail drawings are limited to only a section through two different glazing and glazing bar arrangements (a 4/4/4 or a 3/3/3). I previously requested clarification on which of these options was being selected, but the remaining detail drawings of each window type should be included too as these are currently

limited to the elevation drawings.

- These should consist of a detail elevation drawing of each window type proposed (e.g. eight-over-eight, six-over-six and two-over-two etc.) and an example section drawing.
- The document called “Window details” could be updated to show these, and clarify which of the two glazing options is proposed.

*13<sup>th</sup> December 2022*

Conclusion: No objection

Assessment:

- New details have been submitted, showing the range of windows proposed, and their sections

National Amenities Society

No comments received.

### **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 – 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

Conservation Area Design Guide SPD (Adopted December 2017)

##### Emerging Copeland Local Plan (ELP):

	<p>The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.</p> <p>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.</p> <p>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.</p> <p><b>Assessment</b></p> <p>As part of the original application for this site, concerns were raised with regard to replacing all of the existing historic windows within the building. Based on these concerns a condition was attached to this permission to require the submission of an independent survey to justify the replacement of each window.</p> <p>This discharge of conditions application is therefore supported by a window survey detailing the location, condition, and requirements for replacement/repair. This survey is also supported by a statement from a Heritage Manufacture and Repair Specialist. This statement indicates that all windows need to be replaced as at least 80% of each historic window needs repairing, therefore not leaving much of the original window after such extensive repairs.</p> <p>The Council’s Conservation Officer has reviewed these details and has requested additional information regarding proposed window replacements. Amended details have also been submitted to revise the rear window designs. Based on these details, the Officer has offered no objections to the application. No comments have been received from the National Amenities Society.</p> <p>On this basis, condition 3 can be discharged.</p>
8.	<b>Recommendation:</b> Approve
<b>Case Officer:</b> C. Burns	
<b>Date :</b> 20.12.2022	
<b>Authorising Officer:</b> N.J. Hayhurst	
<b>Date :</b> 20.12.2022	
<b>Dedicated responses to:-</b>	