

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2357/OL1
2.	<b>Proposed Development:</b>	APPLICATION FOR LISTED BUILDING CONSENT FOR REPLACEMENT OF EXISTING GLAZING AT THE TOP OF THE LIGHTHOUSE, THE REPLACEMENT OF THE COPPER SHEETING OVER THE LANTERN ROOF AND THE PAINTING OF THE EXTERNAL STONWORK TO PREVIOUS COLOURS.
3.	<b>Location:</b>	WEST PIER LIGHTHOUSE, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: NO  Site Notice: YES  Press Notice: YES  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to the West Pier lighthouse. It is situated at the northern tip of the West Pier with the harbour to the south east. The site is accessed from the harbourside, along the existing pier to the west and south west of the lighthouse.  The lighthouse is Grade II Listed and is located within the Whitehaven Conservation Area.  The listing entry for the property states the following:	

*West Pier Lighthouse 1. 1814*

*NX 91 NE 2/7*

*II 2. Simple stone lighthouse with glazed lantern and ogival cupola, probably circa 1839.*

*Listing NGR: NX9670718683*

## **PROPOSAL**

Listed Building Consent is sought for the following replacements on a like for like basis:

- Replacement of the glazing at the top of the lighthouse;
- Replacement of the copper sheeting over the lantern roof;
- The painting of the stonework in a like for like colour (white with red detailing).

## **CONSULTATION RESPONSES**

Whitehaven Town Council

No objections.

Historic England

No comments.

National Amenities Society

No response received.

Conservation Officer

These elements had deteriorated to an extremely poor condition. Replacement of these elements has been on a like for like basis, with a change from cast iron for the lantern glazing bars to mild steel, and from Perspex to glass.

These changes will ensure a significant improvement in the appearance and longevity of the lighthouse, being of benefit to the listed asset, the settings of other assets in which it's visible, and the character and appearance of the conservation area.

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

	<p>desirability of preserving a heritage asset and its setting.</p> <p>Section 16.2 requires that: <i>‘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’.</i></p> <p>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.</p> <p>Limited 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.</p> <p>The heritage asset significance of the property is principally derived from its physical form/construction.</p> <p>The principle of improving the aesthetics of the lighthouse and ensuring it is future proofed are supported throughout local and national planning policy. The lighthouse is a prominent feature on the harbour and visible from many public viewpoints. It is therefore considered that the works to restore it are acceptable in principle.</p> <p><u>Impact of Proposed Works on Heritage Asset</u></p> <p>The works have all been undertaken on a like for like basis, improving on the overall aesthetics of the building, whilst retaining the traditional character. The Conservation Officer was supportive of the works, stating that they ensured a significant improvement in the appearance and longevity of the lighthouse, bringing benefit to the listed asset and Conservation Area.</p> <p>The impact is therefore considered to be positive and is therefore supported.</p> <p><u>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><b>Recommendation:</b></p> <p>Approve Listed Building Consent (start within 3yr)</p>

<p>9.</p>	<p><b>Conditions:</b></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, P.L(00)101 P1, received 22nd August 2022;  Proposed Elevations, scale 1:50, L(02)002, received 22<sup>nd</sup> August 2022;  Supporting Photos, received 22<sup>nd</sup> August 2022;  Heritage Statement, received 22<sup>nd</sup> August 2022;  Design and Access Statement, received 22<sup>nd</sup> August 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><b>Statement</b></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><b>Case Officer: Sarah Papaleo</b></p>	<p><b>Date : 14/10/2022</b></p>	
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 14/10/2022</b></p>	
<p><b>Dedicated responses to:- N/A</b></p>		