

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2392/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3 & 4 OF PLANNING APPROVAL 4/22/2222/0F1
3.	Location:	HSBC BANK, 69 LOWTHER STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>Site and Location:</p> <p>This application relates to the HSBC Bank situated at 69 Lowther Street in Whitehaven. The building is mid terraced and sited on one of the main shopping streets in the town centre. There are commercial buildings surrounding the property with Lowther Street running to the south west.</p> <p>It is situated within the Whitehaven Conservation Area.</p> <p>Planning permission was granted in July 2022 for the removal of the existing external ATM and signage and the associated making good works following the closure of the branch (application reference 4/22/2222/0F1 relates).</p>

Proposal:

This application seeks to discharge the requirements of conditions 3 and 4 which were imposed on planning permission reference 4/22/2222/0F1.

These conditions state the following:

3. Prior to its replacement, full details of the window specification must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the traditional building in the interests of visual amenity and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

4. Prior to its first use on the development hereby approved, full details of the lime mortar must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the traditional building in the interests of visual amenity and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

Consultee:	Nature of Response:
Conservation Officer	The materials are considered to be acceptable.
Neighbour Responses:	
None received.	

Development plan policies:

Copeland Local Plan 2013-2028 (Adopted December 2013):

Core Strategy (CS):

	<p>Policy ST1 – Strategic Development Principles Policy ENV4 – Heritage Assets</p> <p><u>Development Management Policies (DMP):</u> Policy DM10 – Achieving Quality of Place Policy DM27 – Built Heritage and Archaeology</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework 2021 (NPPF)</p> <p>The emerging Copeland Local Plan Publication Draft 2021-2038 (ELP) Policy DS6PU: Design and Development Standards Strategic Policy BE1PU: Heritage Assets Policy BE2PU: Designated Heritage Assets</p> <p>Assessment:</p> <p>Policies ST1 and DM10 of the CS and DS6PU of the ELP place an emphasis on good design, with this being even more fundamental within the Conservation Area, as detailed in Policies ENV4 and DM27 of the CS and BE1PU and BE2PU of the ELP.</p> <p>The materials proposed include the following:</p> <ul style="list-style-type: none"> • Replacement window from removal of ATM – aluminium and finished in white as per the existing ground floor windows; • Aperture stonework to be infilled with matching stone; • Sieved crushed stone dust for bedding and mortar pointing; • Lime mortar mix to be 1 part NHL, 2 hydraulic lime with 2.5 parts stone dust to give the pink coloured mortar originally used on the property. <p>The Conservation Officer was consulted and has confirmed that the proposed materials are acceptable and they will result in the front elevation of the property being returned to a similar state as it was previously and will match the rest of the building.</p> <p>Overall, the proposed materials will respect the character of the building and the Conservation Area and are considered to comply with Policies ST1, DM10, ENV4 and DM27 of the Copeland Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve discharge of condition</p>

Case Officer: Sarah Papaleo	Date : 07/11/2022
Authorising Officer: N.J. Hayhurst	Date : 07/11/2022
Dedicated responses to:-	