

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2421/OF1
2.	Proposed Development:	WORKS IN RELATION TO CLOSURE OF RETAIL BANK - EXTERNAL: REMOVAL OF EXISTING SIGNAGE, EXTERNAL ATMS, NIGHTSAFE BEZEL AND MAKING GOOD WHERE REMOVALS AFFECT THE BUILDING. INTERNAL: REMOVAL OF NON-ORIGINAL INTERNAL SIGNAGE, FIXTURES, FITTINGS, FURNITURE, AND EQUIPMENT RELATING TO THE OPERATION OF THIS RETAIL BANK.
3.	Location:	71 LOWTHER STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: YES Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: INTRODUCTION <p>This application relates to the former Natwest bank situated at 71 Lowther Street in Whitehaven. The building is mid terraced and located on one of the main shopping streets within 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>	

PROPOSAL

This application seeks full planning permission for the removal of the existing ATM and signage following the closure of the branch. The following works will be undertaken to make the building good.

External:

- Removal of the existing signage;
- Removal of the external ATMs and making good of wall;
- Removal of existing night safe bezel and making good of wall;

Internal:

- Removal of signage;
- Removal of fixtures and fittings relating to the operation of the bank;
- Removal of the furniture.

RELEVANT PLANNING APPLICATION HISTORY

Illuminated projecting sign, approved in September 1993 (application reference 4/93/0479/0 relates);

Formation of a wheelchair access to side of bank and relocation of a service till from side to front, approved in January 1994 (application reference 4/93/0817/0 relates);

Removal of lower mullion to three front ground floor windows, re-glaze clear, approved in May 1996 (application reference 4/96/0192/0 relates);

2 fascia signs, 2 non-illuminated wall signs, approved in July 1996 (application reference 4/96/0372/0 relates);

Installation of 60cm grey satellite dish, approved in January 2001 (application reference 4/00/0839/0 relates);

Re-grade small ramp area at disabled door, fit new handrail to existing ramp, approved in October 2001 (application reference 4/01/0534/0 relates);

Replacement signage, approved in November 2002 (application reference 4/02/0946/0 relates);

Install 3 new external task lights and install new grab rails at side entrance, approved in April 2004 (application reference 4/04/2190/0 relates);

Replacement/additional signage, approved in October 2013 (application reference 4/13/2360/0A1 relates).

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

1st response

The proposal is for removal of various recent accretions and signage associated with the branding and functioning of the Natwest bank.

Removed ATMs and night safe, will be made good with red sandstone to match the existing material.

In the case of the ATMs, their insertion was accomplished by creating new sandstone surrounds and these are to be retained. As they were done to a high standard originally and retain a rectilinear and symmetrical design, I view that making the holes good with matching stone will entail improvement to the character and appearance of the conservation area.

Removal of other surface mounted signage etc will have a positive impact on the character and appearance of the conservation area.

Summary:

I expect the proposals to have a small positive impact on the building, the conservation area, and the settings of the listed buildings opposite.

I request a specification for the lime mortar either be included in the application or submitted and approved via a condition prior to the work taking place.

2nd response

Interesting to wonder whether the ash will give it an overly hydraulic set, but there's not really any way of knowing so I think this should be fine.

Public Representation

The application has been advertised by way of a press notice, a site notice and neighbour notification letters issued to 3 no. properties.

No response has been received as a result of these advertisements.

PLANNING POLICIES

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 ST2 – Spatial Development Strategy

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 2021 (NPPF)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Emerging Copeland Local Plan (ELP).

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been subject to an examination by the Planning Inspector.

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.

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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy

Policy DS6PU: Design and Development Standards

Strategic Policy BE1PU – Heritage Assts

Policy BE2PU – Designated Heritage Assets

ASSESSMENT

Impact of Alterations on Character and Appearance of Building and Conservation Area

	<p>Policies ENV4 and DM27 of the CS and BE1PU and BE2PU of the ELP relate to the protection and enhancement of the Conservation Area and seek to ensure that any alterations are in keeping and respect the existing character of the area. Policy DM10 of the CS and DS6PU of the ELP requires good design.</p> <p>The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.</p> <p>Section 66.1 requires that: <i>'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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>Section 72 requires that: <i>'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'</i> of a conservation area.</p> <p>The proposed alterations are modest and are required due to the closure of the branch of Natwest. The Conservation Officer requested specifications of the lime mortar to be used on the development. In response the Agent provided a mortar analysis report that detailed 2 parts lime, 9 parts fine sand and a little ash. This was considered to be acceptable by the Conservation Officer.</p> <p>All of the alterations will ensure that the building is returned to a similar state as it was prior to the occupation by the bank and will preserve and enhance the appearance of the building and the wider Conservation Area.</p> <p>Overall, the proposed alterations will comply with policies ENV4 and DM27 of the Copeland Local Plan and BE1PU and BE2PU of the emerging local plan, respecting the character of the Whitehaven Conservation Area.</p> <p><u>Planning Balance and Conclusion</u></p> <p>No objections have been received to the application from either statutory or neighbouring consultees. The alterations will create a positive benefit to the building, ensuring its use in the future and respecting the character of the Whitehaven Conservation Area.</p> <p>On balance this is considered to be an acceptable form of development which will be consistent with the guidance set out in national and local policy.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>

9.	<p>Conditions:</p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning 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 and Block Plans, scales 1:1250 and 1:500, drawing number E7301-GA-LP-BP, received 21st October 2022; Proposed Elevations 1, scale 1:100, drawing number E7301-GA-E1, received 21st October 2022; Proposed Elevations 2, scale 1:100, drawing number E7301-GA-E2, received 21st October 2022; Design, Access and Heritage Statement, written by L&H, received 21st October 2022; Methodology Statement, received 14th March 2023; Site Measures, received 14th March 2023; Mortar Analysis Report, received 14th March 2023.</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>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>
Case Officer: Sarah Papaleo	Date : 30/03/2023
Authorising Officer: N.J. Hayhurst	Date : 31/03/2023

Dedicated responses to:-