

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2074/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITION 2 (ARCHAEOLOGICAL RECORDING) OF LISTED BUILDING CONSENT 4/21/2124/OL1	
3.	Location:	BARWICKSTEAD, BECKERMET	
4.	Parish:	Beckermets with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to a detached barn at Barwickstead, located within the centre of Beckermets. The barn is located within the Beckermets Conservation Area and is Grade II Listed along with the hennery-piggery located at the entrance to the site. The building is accessed from Morass Road and is set back from the highway behind a sandstone wall.		

Relevant Planning History

4/20/2265/0F1 – Barn conversion to residential dwelling – Approved

4/21/2124/0L1 – Listed building consent for works associated in converting a barn into a residential dwelling – Approved

Proposal

In May 2022, Listed Building Consent was granted (ref: 4/21/2124/0L1) for works associated in converting a barn into a residential dwelling. This current application seeks to discharge the pre commencement condition 2 attached to this approval 4/21/2124/0L1. This condition states:

Pre Commencement Conditions:

2. Prior to the carrying out of any conversion work the existing buildings affected by the proposed development must be recorded in accordance with a Level 3 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant Level 3 Survey report must be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the buildings of architectural and historical interest prior to their alteration as part of the proposed development.

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

- Application Form, received by the Local Planning Authority on the 14th March 2023.
- Level 3 Historic Building Survey, Prepared by Eden Heritage Archaeology & Heritage Survey November 2022, EH220/01, received by the Local Planning Authority on the 14th March 2023.

Consultation Responses**Cumbria County Council – Historic Environments Officer**

15th March 2023

I confirm that I consider the submitted building recording report is acceptable and that it fulfils the requirements of condition 2.

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 – Spatial Development Strategy

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG).

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

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 the subject of 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.

Assessment

The Historic Environments Officer has confirmed that the building recording report submitted to support this application are acceptable, therefore condition 2 can be discharged.

Conclusion

Discharge condition 2.

8.	Recommendation: Approve discharge of condition 2	
Case Officer: C. Burns		Date : 27.03.2023
Authorising Officer: N.J. Hayhurst		Date : 27.03.2023
Dedicated responses to:- N/A		