
**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2133/0L1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR REPLACEMENT ROOFLIGHT IN EXTENSION TO REAR
3.	Location:	11 CORKICKLE, 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: NO Site Notice: YES Press Notice: YES Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 11 Corkickle – a terraced property situated within the Corkickle area of Whitehaven. There are residential dwellings to the north west and south east with access roads to the north east and south west.</p> <p>The dwelling is Grade II Listed and situated within Whitehaven’s Conservation Area.</p> <p>The listing entry for the property states the following:</p>

FRONT CORKICKLE 1814 Nos 9 to 11 (consec) NX 9717 NE

9/50

II GV

Late Georgian. Scored stucco, 2 storeys. Each house has 2 windows on ground floor and 3 above. No 10 has window-blind cases to lower windows, which have glazing bars removed. No 11 has a moulded round-arched doorway, and 12-paned windows.

Nos 1 to 12 (consec) and Nos 15 to 19 (consec) form a group.

PROPOSAL

Listed Building Consent is sought for the reinstatement of a 3500 x 1200mm roof lantern within the existing roof of the single storey rear extension. Any surfaces disturbed as part of the works are to be made good.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

This proposal is for the replacement of a felted flat roof on top of a 1970s extension tucked around the rear of the property with a rooflight constructed of aluminium and glass.

Given the 1970s immediate context, the improvement over the current felted roof, and how well hidden the rooflight is, I do not consider the proposed use of aluminium unreasonable here. The principle of replacing the existing arrangement with the proposed also clearly entails benefit.

I would view the proposal as having no impact on the conservation area and a positive impact on the listed house.

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.



Cumberland Council

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):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

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.

The 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

Impact on Heritage Assets

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 desirability of preserving a heritage asset and its setting.

Section 16.2 requires that: *'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'*.

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.

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.

The heritage asset significance of the property is principally derived from its physical form/construction.

The proposed works are to reinstate a roof lantern, blocked up in the past by a previous owner. The outline of the roof lantern can still be seen in the ceiling of the 1970s rear extension to the property and the proposal will glaze this area with a gable designed fenestration. The proposal includes making good of any disturbed surfaces on the current flat roof.

The works will be undertaken to an additional part of the building that is not traditional. It cannot be seen from any public viewpoints and will not have any effect on the character or appearance of the Conservation Area or the adjoining Listed dwellings. The Conservation Officer has fully assessed the proposal and considers that the roof lantern will create



Cumberland Council

	<p>betterment for the property, therefore enhancing the Listed dwelling.</p> <p>There is no impact on the conservation area and a positive impact on the listed house.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The Conservation Officer considers that the completed works will provide betterment for the heritage asset with no impact on the 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>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p>Conditions:</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>Application form, received 4th May 2023;</p> <p>Location Plan, scale 1:1250, received 4th May 2023;</p> <p>Block Plan, scale 1:500, received 4th May 2023;</p> <p>Proposed Plans and Section, drawing number RGR-900-10, received 4th May 2023;</p> <p>Design, Access and Heritage Statement, written by Derek A. Barnett, dated April 2023, received 4th May 2023;</p> <p>Supporting photographs 1-3, received 4th May 2023.</p>

Reason

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.

Statement

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.

Case Officer: Sarah Papaleo

Date : 23/06/2023

Authorising Officer: N.J. Hayhurst

Date : 26/06/2023

Dedicated responses to:- N/A