

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/23/2141/0L1 | |
| 2. | Proposed Development: | LISTED BUILDING CONSENT FOR ALTERATIONS TO FORM ENSUITE BATHROOM WITHIN MAIN HOUSE; ALTERATIONS TO ATTACHED COTTAGE TO FACILITATE EXISTING ANNEX USE, INCLUDING INCREASED HEIGHT OF EXISTING GROUND FLOOR STORE, INSTALLATION OF NEW DOORS, WINDOW OPENINGS, ROOFLIGHTS, REPLACEMENT WINDOWS AND PROPOSED ACCESS RAMP; EXTERNAL ALTERATIONS TO EXISTING COTTAGE EXTENSION; AND REPAIRS TO EXISTING COTTAGE CHIMNEY | |
| 3. | Location: | GHYLL FARM, EGREMONT | |
| 4. | Parish: | Egremont, Lowside Quarter, St. Bees | |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Listed Building - Listed Building, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM | |
| 6. | Publicity Representations & Policy | Neighbour Notification Letter | Yes |
| | | Site Notice | Yes |
| | | Press Notice | Yes |
| | | Consultation Responses | See Report |
| | | Relevant Policies | See Report |

7. **Report:**

Site and Location

This application relates to a Grade II Listed Building, known as Ghyll Farm, located to the south of St Bees. The property is located within a small group of barn conversions located off the B5345.

Relevant Planning History

4/15/2404/0L1 – Listed Building Consent for reinstatement of cottage as annex including works to demolish rear two storey extension and increase the height of existing ground floor extension – Approved

4/18/2337/0F1 – Change of use from use Class C1 (guest house) to use Class C3 (residential) – Approved

4/20/2438/0L1 – Insulation of external exposed walls; repoint stoneworks with traditional lime method in place of cement and dash internal walls – Withdrawn

4/22/2206/0L1 – Listed building consent for replacement of aluminium windows on front elevation with timber sliding sash windows; replace existing aluminium front door with timber door; replace existing aluminium front door with timber door; replace existing aluminium windows (excluding the stained glass window to rear elevation) to rear and side with UPVC windows; replace existing rainwater goods with cast iron throughout and cast iron gutters with cast iron throughout & cast iron gutters and downpipes; replace existing cement/stone dash render to sides & rear elevations with like for like – Approved

Proposal

Ghyll Cottage benefits from an attached cottage to the south east of the property. This has historically been utilised as an ancillary and associated use to the main dwelling. This application seeks Listed Building Consent for alterations to the attached cottage to facilitate the existing annex use. The alterations will allow the cottage to be used as an annex with a direct link to the main dwelling. Internally the proposed ground floor will be utilised for a kitchen/utility/living space, with a bathroom, porch and sunroom, whilst the first floor will accommodate a bedroom with ensuite bathroom.

The proposed alterations to the cottage will include the following:

- The existing cottage currently benefits from a lean to store attached to the south east gable, the height of this will be increased with a new slated mono pitched roof proposed to provide additional headroom within this part of the cottage. A new window opening is proposed within the side elevation of this part of the property.
- Within the front elevation of the cottage existing windows will be replaced with new



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double glazed timber sashes. An access ramp is also proposed to the front of the property to provide access to the kitchen/living space.

- To the rear of the property the existing first floor window will be repositioned and replaced with a new double glazed casement window, and the door and window within the porch link between the main dwelling and annex will be replaced with a double glazed timber patio door with side light.

As part of this application Listed Building Consent is also sought for internal alterations to the main dwelling to form an ensuite bathroom. In order to accommodate this change one existing first floor bedroom will be changed for use as an ensuite and dressing room. The existing door from the hallway will be blocked up and a new door installed in the bedroom to allow access.

The application also being considered alongside a planning application (ref: 4/23/2140/0F1) application for these works.

Consultation Responses

St Bees Parish Council

St Bees Parish Council has no objections to these two applications for Ghyll Farm, Egremont.

Lowside Quarter Parish Council

No comments received.

Egremont Town Council

14th June 2023

No objections.

17th August 2023

No comments.

Cumberland Council – Conservation & Design Officer

12th June 2023

Conclusion: Request further information and design revision

Assessment: The following works are proposed:

- Conversion of a bedroom in the main house into a bathroom.
 - I believe the interior of the house has long-since lost any features of significance, but for the avoidance of doubt, the D, A & H statement (the

purpose of which is to state the significance of anything affected, the likely impact of proposals on that significance, and the justifications and mitigations employed as relevant) should be updated to include one or two photos.

- Raising height of cottage lean-to in order to form kitchen.
 - This could be considered to entail less-than-substantial harm to the character and appearance of the cottage, although I would view it as being negligible if executed well.
 - New masonry should match existing as far as possible, and care should be taken to match the pointing to the existing.
 - I recommend use of a hot lime based pointing, avoiding cement and natural hydraulic lime (NHL).
- New timber sliding sash windows to cottage front and side elevations.
 - I request a detail drawing for the replacement windows and doors, showing thicknesses and profiles, spec of glazed units etc.
 - I recommend use of slim double glazing where possible (e.g. 12 or 14mm units as opposed to the more common 20 or 24mm).
- New uPVC window and patio doors to cottage rear elevation.
 - If existing windows are timber, replacement windows should also be timber.
 - If the existing windows are uPVC, a note should be added to the D, A & H statement pointing this out and justifying use of the same rather than timber.
 - Of note on this point is that the uPVC window in the main house were allowed after it was demonstrated that LBC had previously been granted for aluminium double glazed windows to be installed (the units then being replaced).
 - I request a detail drawing for the replacement windows and doors, showing thicknesses and profiles, spec of glazed units etc.
 - I recommend use of slim double glazing where possible (e.g. 12 or 14mm units as opposed to the more common 20 or 24mm).
- New conservation style rooflights to cottage lean-to and link structure roofs.
 - I may be mistaken but the proposed plan and elevation drawings don't seem to match up in this respect
 - The proposed first floor plan shows two new rooflights over the rear elevation of the link roof pitch, but these are not shown on the proposed rear elevation drawing

- The two proposed rooflights for the raised lean-to should probably either be dashed in on the plan where the void is shown, or the roof of the lean-to shown (as the link structure's roof is shown, probably the lean-to's roof should also be shown as a horizontal cut would pass above it, unless the cut line is actually staggered)
 - It would be helpful if a spec or quotation sheet for the proposed units could be included in the application docs.
- In addition to the above, it would be useful to have a brief comment on the manner of the service penetrations. The locations of these are indicated on the plan. If this entails drilling holes through the fabric to run services, this should be commented upon.
- It would be helpful to have a spec sheet or similar highlighting the proposed handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
- If proposing external render, there is potentially change proposed to the external appearance and also the fabric's performance with respect to moisture.
 - More detail should be provided on this external insulation, including products and laying. Will there need to be any changes to the eaves detailing of the roof? A detail section showing this junction should be provided to clarify any such changes.

Summary

- I am supportive of the principle of this development, and of most of the execution, which I think will preserve its essential character.
- I would be grateful if the application could be expanded to comment on the above points, and to account for the suggested tweaks.

3rd August 2023

Conclusion: Request further information

Assessment: I previously requested more information and some alterations to the design. Since then, updates have been received in the following areas:

- Conversion of a bedroom in the main house into a bathroom.
 - The design, access and heritage statement has been updated to provide more clarity on the lack of sensitivity of the area of the proposed opening.
 - This will require removal of some historic fabric, but I would view its sensitivity as being low and the increase in useability of the cottage will enhance its use

and therefore long term viability.

- New timber sliding sash windows to cottage front and side elevations.
 - Details have been provided – these match those of the main house frontage but with the omission of horns
- New uPVC window and patio doors to cottage rear elevation.
 - If existing windows are timber, replacement windows should also be timber.
 - Of note on this point is that the uPVC window in the main house were allowed after it was demonstrated that LBC had previously been granted for aluminium double glazed windows to be installed (the units then being replaced).
 - Timber would be part of a more sympathetic palette of materials for the building. We do not support use of plastic in listed buildings, but were previously unable to able to resist its use at the back and sides of the main house as listed building consent had previously been granted for use of aluminium.
 - I appreciate that the link structure itself is modern (perhaps 1970s), so would be prepared to look at a suitably coloured aluminium framed solution for its rear, but would suggest timber as a first option.
- New conservation style rooflights to cottage lean-to and link structure roofs.
 - Drawings have been updated to show rooflights consistently between views.
 - It would be helpful if a spec or quotation sheet for the proposed units could be included in the application docs.
- Details on service routing have been provided.
- It would be helpful to have a spec sheet or similar showing the proposed handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
- If proposing external render, there is potential change proposed to the external appearance and also the fabric's performance with respect to moisture.
 - More detail should be provided on the extent and detailing of external insulation, including products and layering. Will there need to be any changes to the eaves detailing of the roof?

Summary

- I am supportive of the principle of this development, and of most of the execution, which I think will preserve its essential character.



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- Some of my previous points have been addressed, but some have not, so I request the updated information listed above in bold text.

27th September 2023

Conclusion: No objection

Assessment: I previously requested more information and some alterations to the design. Since then, updates have been received that address my earlier points:

- If existing windows are timber, replacement windows should also be timber.
 - Rear aspect and link volume windows have been respected to timber.
- It would be helpful if a spec or quotation sheet for the proposed rooflights could be included in the application docs.
 - Spec sheet for the rooflights has been supplied.
- It would be helpful to have a spec sheet or similar showing the proposed handrail.
 - Updated information has been provided on the design of the new handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
 - Local sandstone is proposed for the external paving.
- More detail should be provided on the extent and detailing of external insulation, including products and layering. Will there need to be any changes to the eaves detailing of the roof?
 - New render will be replacement for existing render.
 - The external insulation has been omitted.
- Additionally, an error in the position of a window has been corrected in the drawings.

Summary:

I am satisfied that the clarification and details provided on these points address my previous questions, and am supportive of the proposal.

12th October 2023

The info provided on the paving, railing and front windows is good enough now. The external insulation has been abandoned, and regarding the link structure glazing and doors, these are shown at a small scale on the drawings and labelled as timber, and as they're replacements for originals that are c. 1970 I think that level of information is probably alright. The info included in the app is sufficient for me.

Cumberland Council – Historic Environment Officer

19th May 2023

I defer to any forthcoming comments that your conservation officer may make regarding the acceptability of the scheme.

20th July 2023

I defer to any forthcoming comments that your conservation officer may make regarding the acceptability of the scheme.

Historic England

23rd May 2023

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>.

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

21st July 2023

On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

National Amenities Society

No comments received.

Public Representation

This application has been advertised by way of a site notice, press notice and neighbour notification letters issued to four properties. No comments have been received in relation to



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the statutory notification procedure.

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

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Strategic Development Principles

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Emerging Copeland Local Plan 2021 – 2038 (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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy H14PU: Domestic Extensions and Alterations

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy BE3PU: Archaeology

Policy BE4PU: Non- Designated Heritage Assets

Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (2023)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Cumbria Development Design Guide

Assessment

The main issues raised by this application relate to the principle of the development and the



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impact on heritage assets.

Principle of Development and Impact on Heritage Assets

Policy ST1, ENV4, DM27 of the Copeland Local Plan and Policy BE1PU and BE2PU of the Emerging Local Plan seek to protect, conserve and where possible enhance heritage assets including archaeological assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need “in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest” [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

As part of his original consultation response to this application the Council’s Conservation and Design Officer confirmed that whilst he was supportive in principle of the development and most of the execution additional detail was required to address some point within the application. The Officer confirmed that the alteration to the lean to would be considered less than substantial harm to the character and appearance of the property, however additional information was requested in relation to replacement windows and doors as this should be timber and not UPVC, proposed rooflights, handrail details for the access ramp, render, and external paving.

Following the submission of this detail the Conservation Officer confirmed that he was satisfied that the clarification and details provided address his previous questions and he is supportive of the proposal.

On this basis, the application is considered to comply with Policies ST1, ENV4, DM27 of the Copeland Local Plan, Policy BE1PU and BE2PU of the Emerging Local Plan, and provisions of the NPPF.

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| | <p><u>Planning Balance & Conclusion</u></p> <p>The proposed alterations to the existing dwelling are considered to be of an appropriate scale and design and conserve the character of the traditional property.</p> <p>Following clarification on a number of points, no objections have been received from the Council's Conservation Officer. The works to this Listed Building are therefore considered to converse the character of this heritage asset.</p> <p>On balance the positive benefits that would result from this proposal outweigh any potential harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p> |
| 8. | <p>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p> |
| 9. | <p>Conditions:</p> <p><u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent. <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> <ol style="list-style-type: none"> 2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:- <ul style="list-style-type: none"> - Location and Block Plans, Scale 1:500 & 1:2500, Drawing No: 02, Rev: A, received by the Local Planning Authority on the 16th May 2023. - Location and Block Plans As Proposed, Scale 1:500 & 1:2500, Drawing No: 02, Rev: B, received by the Local Planning Authority on the 16th May 2023. - Existing and Proposed Plans and Elevations (Amended), Scale 1:100, Drawing No: 01, Rev: C, received by the Local Planning Authority on the 6th September 2023. - Flood Risk Assessment, Prepared by Day Cummins Ltd, received by the Local Planning Authority on the 16th May 2023. |



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- Design, Access & Heritage Statement (Amended), Prepared by Day Cummins Sept 2023, File Ref: 5838 02, Rev: C, received by the Local Planning Authority on the 6th September 2023.
- Window Detail, Scale 1:10, received by the Local Planning Authority on the 19th July 2023.
- Email from Agent, received by the Local Planning Authority on the 19th July 2023.
- Image of Proposed Handrail, received by the Local Planning Authority on the 6th September 2023.
- Product Datasheet – Heritage Conservation Roof Window, received by the Local Planning Authority on the 6th September 2023.
- Email from Agent, received by the Local Planning Authority on the 6th September 2023.

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.

Other Conditions:

3. The development must be carried out in accordance with and implement all of the details and measures set out within the approved document 'Flood Risk Assessment, Prepared by Day Cummins Ltd, received by the Local Planning Authority on the 16th May 2023', received by the Local Planning Authority on the 20th October 2020. Once installed these measures must be retained at all times thereafter.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

4. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:
 - Existing and Proposed Plans and Elevations (Amended), Scale 1:100, Drawing No: 01, Rev: C, received by the Local Planning Authority on the 6th September 2023.
 - Window Detail, Scale 1:10, received by the Local Planning Authority on the 19th July

2023.

- Email from Agent, received by the Local Planning Authority on the 19th July 2023.
- Image of Proposed Handrail, received by the Local Planning Authority on the 6th September 2023.
- Product Datasheet – Heritage Conservation Roof Window, received by the Local Planning Authority on the 6th September 2023.
- Email from Agent, received by the Local Planning Authority on the 6th September 2023.

Reason

In the interest of protecting the heritage asset.

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: C. Burns

Date : 12.10.2023

Authorising Officer: N.J. Hayhurst

Date : 13/10/2023

Dedicated responses to:- N/A