

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2197/0L1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH MATERIAL CHANGE OF USE OF AGRICULTURAL BARN TO RESIDENTIAL USE AND ASSOCIATED WORKS TO INCORPORATE REMAINDER OF BARN INTO EXISTING RESIDENTIAL PROPERTY & CREATION OF SELF CONTAINED ANNEX WITHIN LOWER FLOOR; AND INSTALLATION OF SOLAR PANELS ON REAR ROOF SLOPE	
3.	Location:	ORCHARD BROW BARN, HAILE	
4.	Parish:	Haile	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Listed Building - Listed Building, 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	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This application relates to Orchard Brow Barn, a Grade II Listed Building located within village of Haile. The owners of the site currently live within a third of the building which has previously been converted to a three bedrooomed dwelling, whilst the remainder of the barn is	

currently used as storage associated with the residential property.

The barn fronts onto the main road through Haile, Hardgates Road, and backs onto open countryside.

Relevant Planning History

4/18/2021/0F1 – Material change of use of agricultural barn to residential use and associated works to incorporate remainder of barn into existing residential property; and creation of a self-contained residential unit – Approved.

4/18/2022/0L1 - Material change of use of agricultural barn to residential use and associated works to incorporate remainder of barn into existing residential property; and creation of a self-contained residential unit – Approved.

Proposal

This application seeks Listed Building Consent for works associated with a material change of use of the agricultural barn to residential use and associated works to incorporate remainder of the barn into existing residential property. The proposed conversion will be within the existing footprint of the barn. The proposal will create a large entrance hall, a living room, toilet, pantry and utility room, and an open plan kitchen/dining/living room. Within the first floor of the property the development will create a large master bedroom with an ensuite bathroom and dressing room, three bedrooms, a bathroom, and an office/bedroom. The lower floor of the property will incorporate a storage area for the main house and a self-contained annex which accommodates a kitchen/dining/living room, and two bedrooms with ensuite bathrooms and a dressing room.

The proposed conversion will utilise the existing openings within the Grade II Listed Building, in addition to the creation of two new openings. One of the additional windows will be located on the first floor within the west elevation, and the other will be located within the first floor of the east elevation.

The application also seeks Listed Building for the erection 20 solar panels on the east roof slope.

This application is being determined alongside a full planning application for this site, ref: 4/23/2196/0F1.

Consultation Responses

Haile & Wilton Parish Council

18th September 2023

Haile and Wilton PC have not objections to this application.



Cumberland Council

Cumberland Council – Conservation & Design Officer

8th August 2023

Description: Orchard Brow Barn is an early 19th century bank barn, listed for group value along with Orchard Brow, the farmhouse to the north now in separate ownership. Its south end has already been converted to residential, although the pattern of fenestration then used has not preserved the character of the building well.

Consent/permission were granted in 2018 for material change of use and conversion, however it was concluded that a legal start had not been made within the three years allocated, and so new applications were needed.

Conclusion: Request further information

Assessment: This is not the same scheme as previously approved but has similarities. Principally, the following works are proposed (my commentary in bold):

- Insertion of some new openings into the barn; reopening of some closed openings; replacement of timber lintels with concrete; re-fenestration of all openings in the house and barn with mixture of timber and anthracite aluminium windows and timber doors;
 - **Compared with the previously approved scheme, the number of new openings is reduced and more sensitive in character.**
 - **The proposal to reglaze all windows with new, predominantly aluminium framed windows is reasonable as the previous house conversion of the end of the barn domesticated its appearance and altered its character. The new window design will provide more uniformity across the whole barn.**
 - **Being a barn, although timber may have been used in openings, there is less clear mandate for timber instead of metal in comparison with a house from the same period. I therefore do not object to the use of aluminium frames.**
 - **The existing red painted timber doors are characterful, and this is also a style and colour I have seen on other sandstone barns in the area of the same period, suggesting it is an aspect of local character.**
 - **I would be interested to know if thought has been given to retaining these as shutters, with the new glazing positioned behind.**
 - **Are any of the timber lintels still viable or is the proposal to replace them with concrete stipulated for structural reasons?**
- Connection of the house to the barn internally at ground and first floor levels. The former is accomplished by dividing the existing kitchen diner into an entrance hall with pantry beyond, both of which are accessed from the new kitchen positioned within the

barn. The latter is accomplished by a corridor that divides the master bedroom into a smaller bedroom and an office;

- **My understanding is that the layout of these rooms is part of the prior scheme when the dwelling was created, and that the lateral wall in question is of breezeblock construction. The changes to the layout appear reasonable given the design intention of extending the house.**
- At lower ground level, the barn is converted into an annexe consisting of kitchen diner, lounge and two en suite bedrooms, accessible only from outside;
 - **I have no objection to this.**
- Internal lining with insulated plasterboard and rebuilding of two internal lateral walls;
 - **The rebuilding of these lateral walls appears necessary for structural reasons.**
 - **The internal lining would not generally be considered good practice as it's combining non-breathable interior materials with a fairly porous red sandstone, which risks creating cold, wet pockets of air, cold bridging and in a worst-case scenario, mould and damage to materials such as joist ends, which are sitting within the wall.**
 - **I would be grateful for comment on whether an alternative strategy, such as dubbing out the walls where necessary and lining with an insulated hot lime plaster (e.g. 50 or 75mm of hemp lime), has been considered.**
 - **Plasterboard will additionally result in a perfectly flat, mass-produced interior surface that will entail a loss of character.**
- Installation of insulated concrete floor to ground floor;
 - **The same comment applies here as above: This is a design that would more typically be used in conjunction with a cavity wall construction with a damp proof course. By contrast, the porous sandstone walls will be in the ground, and with impervious surfaces all around (e.g. the concrete floor slab and the tarmac road, or paving) there is a risk of inducing a high moisture content in the wall bases.**
 - **If nothing else, this could be expected to greatly reduce the thermal performance of the wall bases, reducing internal comfort, or even leading to black mould behind furniture or damage to surfaces. This may also additionally lead to increased surface spalling on the lower part of the external wall face.**
- Replacement of section of barn upper ground floor with beam and block supported on blockwork inner walls at lower ground level;



Cumberland Council

- **This is certainly a fairly major intervention, although I understand that for reasons of fire safety and structural integrity, this is necessary.**
- **I would view this as consisting of less-than-substantial harm to the significance of the barn.**
- **Will this require the cavity behind to be ventilated, and if so how?**
- **I appreciate that the Historic Environment Officer has requested a Level 2 survey of this part of the barn in the event of consent being granted.**
- **Notwithstanding this request, I would be grateful if photos of the existing suspended floor could be included to evidence the fabric that is to be removed.**
- **Removal of suspended first floor over barn indicated void;**
 - **Please see above request**
- **Installation of PV array in the eastern roof pitch;**
 - **I am sympathetic to this as the need to generate electricity passively is clearly high and likely to increase over time, thereby making it an argument in favour of the building's long-term viability. It also introduces more independence of the form of heating.**
 - **However, the building is orientated north-south, suggesting that the east elevation may have less than optimal capacity for solar generation.**
 - **I would be grateful if confirmation could be provided that a PV array in this location will be capable of generating a satisfactory amount of energy per year, that the indicated size/number of panels shown on the proposed elevation drawing reflects this amount, and a specification sheet for the panels, e.g. showing a flush-mounted installation.**
 - **I would also be grateful for comment on what modifications the roof structure would need to be able to support the trays that hold the PV panels, and what ancillary equipment such as inverters, control units, cabling and batters will be needed. Where will this be located?**
- **Installation of a wood burner with flu projecting from roof near ridge on eastern pitch;**
 - **I have no objection to this**
- **Installation of services to barn;**
 - **Will new penetrations be required through the fabric to facilitate services such as water or fuel, sewerage etc.?**
 - **Please could more detail be provided on the proposed bathroom extractors? How will these appear externally?**

Summary:

I am supportive of the principle of this conversion but have some questions about detailing and some choices that I think need further defence.

In particular, the proposed insulation/lining method raises some concern for the capacity to cause poor performance or even damage to materials, as well as a perfectly flat internal surface at odds with the more natural shape of the stone.

I would like expansion on the above comments outlined in bold.

17th November 2023

Conclusion: No objection (condition suggested)

Assessment: Thank you for the updated information for this application.

- Retention of shutters;
 - Elevation drawings have been amended to show retention of shutters on larger openings on West elevation
- Timber lintels;
 - Concrete is specified for lintels to new openings, or where existing timber is found to require replacement.
- Internal lining;
 - Insertion of the blockwork creates a vented cavity wall behind, and so this is not just an insulated dry-lining system over the red sandstone.
 - Creation of a perfectly flat interior surface is at odds with the character of the stone, but not achievable with the system proposed, which has been specified as a compromise between practicality and efficiency. Internal wall finish behind
- Installation of insulated concrete floor;
 - Relating to the margin with the road, possible a gravel strip, if it even could be inserted, would have the opposite effect to desired due to the road camber and would cause water to drain to the wall base, unless additionally pumped, which would be quite a significant addition given there's not an obvious need for it.
 - The two-skin blockwork solution proposed for the wall seems likely to prevent this becoming a problem, but if it is, perhaps external works at the road edge would be better addressed at the future time, subject to a clear need.
- Replacement of section of barn upper ground floor;
 - The cavity is to be vented using existing clay ventilation ducts within the fabric.
 - A Level II report has been included, and I am aware of the Historic Environment Officer's comment regarding the quantity of scaffolding meaning that this



Cumberland Council

requires revision. However, for the purposes of depicting the suspended upper ground floor, I believe the included photos are adequate.

- Installation of PV array in the eastern roof pitch;
 - Initial evidence suggests that the PV array will be economical. The roof structure is adequate, initial inverters to be placed on block walls with surface ducted cabling, and store area for control units.
 - I suggest the use of a condition to be discharged prior to the completion of the roof, clarifying the intention to install a PV array, and confirming its main details.
- Installation of services to barn;
 - Heated services will be continued from the main house through the blockwork walls.
 - An image of the external vent has been provided, and appears to be subtle and suitable.

Summary:

The revision addresses all of my previous questions, although there appears to remain some uncertainty about the details of the PV system, subject to a specialist's assessment.

I suggest that a condition (see highlighted, above) to be discharged prior to the completion of the roof would allow a decision to be taken as to whether to install a PV array or finish the roof in slate, and if the former, what its specification will be.

20th February 2024

I don't have any further comments to make.

Georgian Society

9th August 2023

Thank you for notifying The Georgian Group of application 4/23/2197/0L1 to undertake a scheme of works at Grade II listed Orchard Brow Barn, Haile. The Group raises no objection in principle to the proposed change of use to residential however we register the following concerns with the proposed scheme of works.

Orchard Brow Barn is a handsome and imposing early-nineteenth-century barn in distinctive local red sandstone.

The proposals are to convert the barn to form a single residential unit as an expansion of the already converted eastern part of the building.

Advice and Recommendations.

In the interest of brevity, The Group echoes the advice and recommendations offered by the LPA Conservation and Design Officer (CDO) in their letter of 8th August 2023. We particularly

emphasise the CDO's concerns regarding the use of internal wall linings, installation of a concrete floor and retention of historic fabric (notably joinery including doors etc as shutters).

Use of inappropriate materials

The Group strongly emphasise the CDO's concerns that the introducing impermeable insulated plasterboard wall linings and an impermeable concrete floor plate has the potential to cause significant harm to the historic fabric of the building by trapping moisture and forcing it into the solid walls leading to damp and deterioration of the building.

We advise that the proposed use of impermeable materials in this context fails to meet the requirements of NPPF (2021) paragraph 199. *Viz. 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The Group strongly recommends that the applicant uses conservation appropriate media to avoid causing harm to the building. Specifically, we would recommend the applicant investigates the use of breathable wall linings/treatments and floor plate.

Retention of historic fabric and openings.

The Group raises concerns however that the proposals appear to block up a number of slot breathers at eaves and Lower GF levels on both east and west elevations. We advise that slot breathers such as these contribute strongly to the historic agricultural character of barns and that their loss would cause some harm to the legibility of the building. We advise that the proposal to block these openings therefore fails to meet the requirements of NPPF paragraph 199. The proposal is furthermore neither clearly nor convincingly justified and thereby also fails to meet the requirements of NPPF paragraph 200. *Viz. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

The Group strongly recommends that the slot breathers and existing opening are retained in situ and glazed.

The Group further echoes the CDO's recommendations that the retention of the historic and distinctive red doors should be investigated. We recommend that these doors could be pinned back as shutters to preserve some of the historic agricultural character of the building.

Mitigation

The Group echoes the advice of the LPA Historic Environment Officer that the currently non-converted part of the barn should be recorded prior to commencement of works by an appropriate strategy to be agreed with the LPA CDO and HEO.

Conclusion

When making a decision on all listed building consent applications or any decision on a



Cumberland Council

planning application for development that affects a listed building or its setting, a local planning authority must 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. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

The Group registers no objection in principle to the proposed conversion of Orchard Brow barn to form residential accommodation however we register significant concerns with the proposed scheme of works. We object to the use of inappropriate materials in the proposed wall linings and floor plate. We further register concerns that it is proposed to infill all of the slot-breathers to the east and west elevations.

The Group recommends that the applicant withdraws their application and revises it to address the abovementioned concerns and those of the LPA CDO and HEO. If the applicant is unwilling to do so, listed building consent should be refused.

7th November 2023

Thank you for notifying The Georgian Group of revisions to application 4/23/2197/LBC to undertake a scheme of works at Grade II listed Orchard Brow Barn, Haile. The Group previously offered comment on this application in a letter dated 9th August 2023.

We thank the applicant for having been willing to engage positively with our comments and we welcome the clarifications and revisions offered. We particularly welcome the proposals to retain timber shutters/doors to openings which we advise will help to preserve the historic agricultural character of the building. We further welcome the retention of slot breathers as windows at eaves levels.

The Group does however retain some concerns that the distinctive and characterful small, mullioned windows/slot breathers at Lower GF level on the west elevation (noted in the building survey as 1-4, pg.15) are still shown as being blocked on the revised plans and elevations. We therefore reiterate our previous advice that these should be retained as open windows.

We further query whether shutters/doors could also be retained on the east elevation as they are proposed to be on the west elevation. Whilst we recognise that this is not a public facing elevation, we advise that the retention of shutters/doors would further help to preserve the agricultural character of the building.

The Group maintains concerns with the proposed wall lining. We acknowledge the detailed response from the applicant addressing these concerns and arguing that the proposed interventions are necessary from a project viability stance. We recommend however that we would consider dubbing out with an insulated lime plaster to be the preferred option for internal wall finishes. We therefore recommend that the proposal for dry lining should be

supported through submission of comparative costings and additional evidence to demonstrate that it is the only viable option in this case.

We further advise that the formation of the proposed concrete floor remains of concern as (as mentioned in our previous letter) this has the potential to force moisture into the walls and thereby lead to damp and deterioration of the built fabric of the building. We acknowledge that the applicant has cited concerns over undermining of the walls, and we recognise that the applicant has proposed a mitigation of leaving a cavity channel at the edge of the concrete. We again however advise that this proposal would be better supported through submission of evidence of the depth of the foundations to demonstrate the practicability of using alternative floor treatments. We recommend that a trial hole could be excavated against the internal face of walls to prove the depth of the foundations and to allow a further assessment of the potential for introducing a vapour permeable insulated flooring option.

Conclusion

The Group thanks the applicant for having offered revisions and clarifications to this application however we maintain some concerns with the proposals and advise that further supportive evidence is needed. We therefore recommend that the applicant offers further revisions/clarifications to address the abovementioned concerns.

We defer to the LPA Conservation Officer for comment on all elements not specifically mentioned above.

20th February 2024

In light of the revisions and clarifications provided by the applicant, I am pleased to advise that The Georgian Group is content to withdraw our objection and concerns and we defer to the LPA Conservation Officer on all matters.

We wish to offer our thanks to the applicant for having been willing to engage positively with our advice and recommendations to develop a scheme which we hope will secure a sympathetic and sustainable future for Orchard Barn as a listed heritage asset.

Historic England

19th July 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



**Cumberland
Council**

request.

Westmorland and Furness Council – Historic Environment Officer

18th July 2023

I am writing to you concerning the implications of the above two applications on the historic environment.

The barn proposed for conversion is listed grade II and is said to date to the early 19th century. It is a bank barn, a distinctive building-type to the county, and originally comprised ground floor byres, with a threshing floor and a hayloft above. It has been constructed on a monumental scale and it is a more impressive structure than the farmhouse that it once belonged to. The larger portion of the barn that has not been converted retains many original architectural features of note including copings and kneelers on the roof, alternating quoins and unusual paired ventilation slots. While a sympathetic scheme that secures the long-term survival of the building is to be supported, the proposed conversion work will have an impact on its historic fabric, character and appearance.

I therefore recommend that, in the event consent is granted, the part of the barn that has not previously been converted to a dwelling is recorded prior to the conversion work commencing. This recording should be in accordance with a Level 2 Survey as described by Historic England in *Understanding Historic Buildings A Guide to Good Recording Practice, 2016*. I advise that this can be secured by attaching a condition to any planning consent.

17th October 2023

I previously requested that the barn be recorded in accordance with a Level 2 Survey as described by Historic England in *Understanding Historic Buildings A Guide to Good Recording Practice, 2016* prior to construction commencing. I note that a building recording report has been submitted. From the photos taken in the report, it seems that the record was undertaken after conversion work had started and the presence of scaffolding in many photos has significantly impeded the visual record to such an extent that I do not consider that it meets the requirements of a Level 2 Survey.

I therefore recommend that the building recording report is amended to include photos of the barn prior to conversion work commencing and that the amended report is submitted for approval. Perhaps the applicant or the applicant's agent has such photos that could be used to supplement the report.

6th February 2024

Given that the conversion work has commenced, I consider that the submitted amended building recording report is as good a record as possible in the circumstances. I therefore consider that the requirements of the Historic England Level 2 survey I previously recommended have been fulfilled.

Public Representation

This application has been advertised by way of a site notice, and press notice. No comments have been received in relation to 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 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM15b – Conversion of Rural Buildings to Commercial or Community Use

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



Cumberland Council

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

Strategic Policy H1PU: Improving the Housing Offer

Strategic Policy H2PU: Housing Requirement

Strategic Policy H3PU: Housing delivery

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H5PU: Housing Allocations

Policy H6PU: New Housing Development

Policy H17PU: Conversion of Rural Buildings to Residential Use

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy BE3PU: Archaeology

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG)

Cumbria Development Design Guide (CDG)

Planning (Listed Building and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

Assessment

Principle of Development and Impact on Heritage Assets

The principle for converting this barn to be incorporated into the existing residential property has already been established by the previous permissions at this site, ref: 4/18/2021/0F1 and 4/18/2022/0L1.

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 the original consultation on this application the Council’s Conservation Officer requested further information to support this application including details of the internal lining of walls and the installation of insulated concrete floors, and alternative strategies considered, and details regarding the installation of solar panels. As part of this consultation response the Officer confirmed that the current proposal reduces the number of new openings proposed and is more sensitive in character than the scheme previously approved. He also offered no objections to the use of predominantly aluminium framed windows.

Following the submission of additional information by the agent for this application to address these concerns the Council’s Conservation Officer confirmed that he has no objections to the application, however a condition is requested to ensure details of the PV array are provided. This detail will be secured by an appropriately worded planning condition prior to their installation on the building.

The Georgian Society also originally raised concerns with the application to reflect those



Cumberland Council

originally raised by the Council's Conservation Officer, in particular in relation to the use of internal wall linings, installation of a concrete floor and retention of historic fabric. Whilst the Georgian Society offered no objection to the principle of the proposed conversion, they raised significant concerns with the proposed scheme of works and objected to the use of inappropriate materials in the proposed wall linings and floor plate, and the infill of the slot-breathers. Based on these concerns amended information was submitted by the agent to support the application. Further to a review of this information the Group confirmed that they withdrew their objection to the application.

The Council's Historic Environments Officer has also been consulted on this application. The Officer stated that the larger portion of the barn that has not been converted retains many original architectural features of note and while a sympathetic scheme that secures the long-term survival of the building is to be supported, the proposed conversion work will have an impact on its historic fabric, character, and appearance. Based on this, the Officer recommended that the building be recorded prior to conversion. Further to this request the agent submitted a Level II Building Survey. The Historic Officer confirmed that this information was sufficient.

Historic England offered no comments on the application.

On this basis, the application is considered to preserve the existing Heritage Assets and therefore the proposal 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.

Planning Balance & Conclusion

The proposal is a revision to the Listed Building Consent granted at this site in July 2018 to alter and change the use of the barn to be incorporated into the existing residential property. This resubmission application is required as the previously approved change of use was not implemented in line with the required timescales. The currently application also seeks amendments to the previous approval. The principle for converting this barn to be incorporated into the existing residential property has already been established by the previous permissions at this site, ref: 4/18/2021/0F1 and 4/18/2022/0L1.

Additional information has been provided to address initial concerns of the Council's Conservation Officer, The Georgian Society, and the Council's Historic Officer. No objections have therefore been received to the application. A condition will however be utilised to secure details of the proposed solar panels. The Conservation Officer has confirmed that the proposal is more sensitive to the existing character to the previous scheme, therefore the application is considered to preserve the existing Heritage Assets.

The proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.

8.	<p>Recommendation: Approve Listed Building Consent (start within 3yr)</p>
9.	<p>Conditions: <u>Standard Conditions:</u></p> <p>1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.</p> <p>Reason 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. 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:-</p> <ul style="list-style-type: none"> - Location and Block Plan, Scale 1:500 & 1:2500, Drawing No: 006, Revision A, received by the Local Planning Authority on the 6th July 2023. - As Existing: Elevations and Floor Plans (Amended), Scale 1:100, Drawing No: 001, Revision: A, received by the Local Planning Authority on the 2nd February 2024. - As Proposed: Elevations and Floor Plans (Amended), Scale 1:100, Drawing No: 002, Revision: B, received by the Local Planning Authority on the 2nd February 2024. - As Proposed: Floor Plans (Amended), Scale 1:100, Drawing No: 003, Revision: B, received by the Local Planning Authority on the 2nd February 2024. - Existing and Proposed Section A-A (Amended), Scale 1:100, Drawing No: 003, Revision: B, received by the Local Planning Authority on the 2nd February 2024. - Window Details, Scale 1:10 & 1:20, Drawing No: 005, Revision: A, received by the Local Planning Authority on the 6th July 2023. - Structural Inspection & Assessment Orchard Brow Barn Existing Floor Structure, Prepared by WDS Ltd March 2018, Ref: WDS/05/4772/LETT002, received by the Local Planning Authority on the 6th July 2023. - Structural Inspection & Assessment Orchard Brow Barn Existing Floor Structure



Cumberland Council

& Internal Support Walls, Prepared by WDS Ltd May 2022, Ref: WDS/05/4772/LETT002, received by the Local Planning Authority on the 6th July 2023.

- Alitherm Heritage Brochure, received by the Local Planning Authority on the 6th July 2023.
- Lime Mortar Specification, received by the Local Planning Authority on the 6th July 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake August 2017, received by the Local Planning Authority on the 6th July 2023.
- Survey for Bats, Barn Owls & Breeding Birds: Supplementary Report Following Original Report in 2017, Prepared by Steve Wake April 2023, received by the Local Planning Authority on the 6th July 2023.
- Roof Space Roost for Long Eared Bats, received by the Local Planning Authority on the 6th July 2023.
- Planning Statement, received by the Local Planning Authority on the 6th July 2023.
- Building Survey: Level II (Amended), Prepared by Gerry Martin Associated Ltd September 2023, received by the Local Planning Authority on the 2nd February 2024.

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.

Prior to Installation Conditions:

3. Prior to the first installation within the development hereby approved, details of the proposed solar panels will be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the Heritage Asset.

Other Conditions:

4. The windows and doors within the conversion hereby approved must be fitted with the materials specified on the approved plans:

- As Proposed: Elevations and Floor Plans (Amended), Scale 1:100, Drawing No: 002, Revision: B, received by the Local Planning Authority on the 2nd February 2024.
- Window Details, Scale 1:10 & 1:20, Drawing No: 005, Revision: A, received by the Local Planning Authority on the 6th July 2023.
- Alitherm Heritage Brochure, received by the Local Planning Authority on the 6th July 2023.

All openings must be retained in accordance with the approved details at all times thereafter.

Reason

To safeguard the traditional appearance of the Heritage Asset.

5. The roof of the converted building must be finished with natural slates to match the existing barn and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of 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 : 21.02.2024

Authorising Officer: N.J. Hayhurst

Date : 26.02.2024

Dedicated responses to:- N/A