

Planning Application Reference Number:	4/23/2253/0L1
Application Type:	Listed Building Consent
Application Address:	Cleator Moor Library, Market Square, Cleator Moor
Proposal	Listed Building Consent for the Extension and External and Internal Alteration of the Existing Building to Create a Community Hub Including Café, Demolition of Rear Extension To Library, Retention of Decorative Lintels and Demolition of Stonework Below In 2x Locations at First Floor of Former Public Offices to Create Accessible Route With Platform Lift and Staircase From Café, Removal of Library Sliding Doors, and Reinstatement of Original Decorative Arched Entrance. Removal of Cast Iron Railings Bounding The Market Place/Town Square, Relocation of Existing Sculptures to Rear of Building, Public Realm Improvements Including Restoration of Memorial Fountain and Creation of New Landscaped Areas, Accessibility Improvements.
Applicant	Cumberland Council
Agent	Day Cummins Ltd
Valid Date	13 th September 2023
Case Officer	Sarah Papaleo

Cumberland Area and Region

Copeland and Cleator Moor Parish

Relevant Development Plan

Copeland Local Plan 2021-2039.

Reason for Determination by the Planning Committee

The application has been submitted by Cumberland Council and relates to a scheme that is likely to be of public interest.

Recommendation

That the application is granted subject to the conditions outlined at the end of this report, with the Service Manager for Development and Implementation being given delegated authority to add to and/or make any amendments to the conditions as considered appropriate.

1. Site and Location

- 1.1 The Cleator Moor Library is located within Market Square in the centre of Cleator Moor. The building is adjoined by Council offices to the west, the Civic Hall to the southwest and a car park to the south. High Street which comprises terraces of shops and commercial premises is situated to the north. There is an area of public realm to the north and south of the building.
- 1.2 Both buildings are grade II listed and fall within the Cleator Moor Conservation Area.

2. Relevant Planning Application History

- 2.1 Recreational facilities and war emergency headquarters, approved in March 1989 (application reference 4/89/0069/0 relates);
- 2.2 Commemorative plaque, approved in April 1993 (application reference 4/93/0119/0 relates);
- 2.3 Environmental enhancement, resurfacing and railings, approved in March 1993 (application reference 4/93/0044/0 relates);
- 2.4 Extension to accommodate new entrance for area, office and disabled access lift, approved in January 1997 (application reference 4/96/0888/0 relates);
- 2.5 Listed Building Consent for works associated with the provision of handrails to two external ramps, approved in July 1998 (application reference 4/98/0322/0 relates);
- 2.6 Listed Building Consent for works associated with sub-division of main hall to form office accommodation, approved in March 1998 (application reference 4/98/0008/0 relates);
- 2.7 Listed Building Consent to fix notice board to the left of the doorway (on wall), approved in July 2005 (application reference 4/05/2392/0 relates);
- 2.8 Listed Building Consent for installation of corduroy paving flags, handrails and contrast nosing to the entrance steps, approved in June 2006 (application reference 4/06/9008/0 relates);
- 2.9 Install 22cm DIA. Microwave antenna, approved in May 2007 (application reference 4/07/2211/0 relates);

- 2.10 Listed Building Consent for removal of boarding to 1 no. window, installation of new textured glazing and new extract fans, approved in June 2009 (application reference 4/09/2156/0 relates);
- 2.11 Listed Building Consent for repointing of building with lime mortar, refurbishment of external sandstone, replacement timber windows and new disabled ramp, approved in October 2011 (application reference 4/10/2590/0L1 relates);
- 2.12 Listed Building Consent to attach a security light to the premises, approved in August 2017 (application reference 4/17/2219/0L1 relates);
- 2.13 Listed Building Consent for the renewal of lime lath and plaster ceilings, replacement windows, repairs to roof and pointing to chimney stack in lime, approved in October 2019 (application reference 4/19/2294/0L1 relates);
- 2.14 Listed Building Consent for works associated with the opening up of three previously bricked up windows and installation of new windows, approved in June 2021 (application reference 4/20/2452/0F1 relates);
- 2.15 Opening up of three previously bricked up windows and install new windows, approved in Jun 2021 (application reference 4/20/2451/0F1 relates).

3. Proposal

- 3.1 Listed Building Consent is sought for the extension and alteration of the existing building to create a community hub including a café and public realm improvements including the restoration of the memorial fountain.
- 3.2 Full details of the works proposed are listed below:-
 - New build extension between the library and former Council building;
 - Demolition of small out-rigger;
 - Increase in width of structural openings to the rear of the library and Council building;
 - Removal of the windows/stonework on the side elevation of the Council building;
 - Re-alignment of the roof over the existing side elevation to reinstate the main eaves line;
 - Removal of the existing internal partitions throughout the existing buildings;
 - Installation of new stairs and platform lift;
 - Like for like repairs to the buildings fabric;
 - New mechanical and electrical installations;
 - New reversible tanking solution;
 - New ceiling treatments;
 - Removal of the external metal railings;
 - Removal of some existing wall tops;

- Refurbishment of some of the retained railings;
 - The restoration and reinstatement of the Memorial Fountain;
 - Cleaning and relocations of various existing sculptures;
 - Restoration of clock;
 - Rationalisation of external façade lighting;
 - Improved accessibility with new ramps and stairs;
 - New boundary treatments;
- 3.3 The details of the application have been modified since it was originally submitted following a review of the proposals by the project team and also to address the issues raised by the consultees.
- 3.4 This application has been submitted in tandem with Planning Permission for the same works (application reference 4/23/2275/0F1 relates).

4. Consultation Responses

Cleator Moor Town Council

No response received.

Conservation Officer

1st Response

Description: Cleator Moor Library is a grade II listed single story structure dating from 1906. It is styled in the classical, stately fashion favoured for civic buildings up until about the Second World War. The building is a Carnegie library, funded by a grant from the Carnegie Corporation. It and the Local Government Offices next door, which occupies the central position in the square, form a pair, and a little civic core for Cleator Moor along with the Memorial Fountain (also grade II listed) and the Market Place in front.

Conclusion: Request further information

Assessment:

- The intervention proposed is fairly major, consisting of a projecting rear extension that will link together the two listed buildings, making them useable as a single space and providing new amenities.
- I would anticipate harm in the following forms:
 - Material alterations to the Library in order to facilitate the extension;
 - Harm to the setting of the Library through the addition of the extension;
 - Material harm to the Local Government Offices to facilitate the extension;
 - Harm to the setting of the Local Government Offices to facilitate the extension;

- Harm to the setting of the Memorial Fountain through addition of the extension;
- Harm to the character and appearance of the conservation area through the addition of the extension;
- Harm to the setting of 5-13 Jacktrees Road (grade II listed) through addition of the extension;
- Harm to the setting of 13-20 High Street (grade II listed) through addition of the setting;
- Harm to the settings of the remaining non-designated heritage assets positioned around the square.

- Taking those in order:

Material alterations to the Library

- Removal of small rear extension to the Library to facilitate access. This is fairly low impact. The extension makes a neutral or possibly slightly negative impact on the appearance of the building.
- The alterations to the foyer and entrance will improve the appearance of the building, which is currently rather enclosed upon entry. The building retains historic features, and this will enable them to be better appreciated.

Harm to setting of the Library

- Status as a prominent standalone building is eroded. This is fairly low impact as the prominence of the building from the front is maintained, and the additional elements are attractive and carry a considerable functionality increase that will be to the building's long term benefit.

Material harm to Local Gov Offices

- Removal of two windows; opening up of lower ground floor at rear. Loss of some historic fabric. The lower ground floor to the rear is less sensitive, but the loss of the windows on the gap between the buildings is more moderate. Given that this space will be internal, and there are clear functional benefits to allowing access to the upper floor, I would view the level of direct harm to the building to be justified.

Harm to the setting of the Local Gov Offices

- Erosion of status as standalone building. I would view this as low impact, as the building is already connected at the rear to a projecting wing, and the frontage of the building, where its character is communicated most strongly, will retain its prominence. The value addition of the extension justifies this low level of harm.
- The building has experienced substantial refitting, stripping out and partitioning over the 20th century, and these features harm the significance of the building. The alterations to the interior layout and circulation could be expected to have a positive effect.

Harm to the setting of the Memorial Fountain.

- The level of harm here is low and more than compensated for by the benefits. The public realm scheme can be expected to have a positive impact on the setting of the Fountain, and on the frontages of the two main buildings.

Harm to the character and appearance of the conservation area

- I would view this as minimal and more than compensated for by the benefits, which will be considerable. The removal of the clutter of the 1993 railings scheme from Market Place and replacement with more varied, thoughtful and high quality materials will improve its appearance and useability considerably. To the rear, what is currently an open space little used save for accessing the surrounding buildings will become much more animated and a place in and of itself. This too could be expected to bring considerable benefit.

- o Harm to the setting of 5-13 Jacktrees Road
- There will be very little impact to the setting of this building, save from the public realm works to the Market Place, which are an improvement. The roof of the 1996 entrance extension on that side will be reprofiled.

Harm to the setting of 13-20 High Street

- I would anticipate mainly enhancement by virtue of the public realm works. The frontage of the connecting volume between the two buildings will erode their prominence as standalone buildings from the same period, but only slightly due to its smallness and modesty of detailing.

Harm to the settings of the remaining non-designated heritage assets

- The Conrad Atkinson sculpture is proposed to be relocated. This will entail moving the three elements several metres from their current position and reorientating them through 90°.
- To my knowledge, the orientation and location of the sculpture is not a part of the artistic impact of the piece, and the new location close by will preserve its artistic value while allowing it to be appreciated by more people, as it is framed both within the composition of the redesigned square and in the view from the café windows.
- I anticipate benefit to the views from the windows of the buildings overlooking the square, and benefit to views from within and across the square in which those buildings appear.

Questions arising:

- The access ladder onto the upper extension roof is slightly questionable. I have seen these integrated in new development in a way that seems appropriate, however, are more discreet positions or types available here, as the ladder may clutter the linear rooflines of the new extension?
- Could the windows on the historic buildings be repainted in an alternative colour, e.g. a grey to complement the extension? Brilliant white looks anachronistic and modern, and grey may be both subtler and make a link with the

new elements. Alternatively, a dark green for the windows and doors of the historic buildings could be bold and attractive in an Edwardian way and really give the historic buildings some freshness. The shade of the Local Government Office's front door would probably work well across all the historic windows and doors but would need testing carefully.

- As the red sandstone is a strong colour, it would be good to have a better understanding of the larch colour. How is it expected to look when it first goes in, and is it expected to fade? If so, over what period? I've found an example called House for a Chemist by Brown and Brown Architects, and the combination of larch cladding with red sandstone looks great, which reassures me of this example, but it would be good to understand the specifics with samples or photos of where the product has been used elsewhere previously.
- I'm unclear about the purpose of the timber clad section to the left hand side of the rear upper floor of the Local Gov Offices. I note from photos that there is an unsightly pink diagonal section here where a part of building to the rear appears to have been historically demolished. Is the cladding to cover this?
- With the large expanse of glass on the south elevation of the café, is there a risk of it overheating on hot days?
- There is little detail relating to the PV array installation. Are the panels to be installed flush with the roof surface, or on top of it? Will holes need to be made for new services, and where will the inverters, control units etc. be mounted within the building(s)?
- Is it proposed to clean the masonry as part of the work?

Summary:

The proposal appears to be well designed when considered against the National Design Guide, bringing benefits to the buildings in a wide range of aspects.

Though there are some harms proposed, mainly through loss of prominence of the two main buildings from some angles, and removal of some historic fabric, I would consider this to be acceptable and compensated for the by the benefit, with judgement reserved on certain aspects, outlined above in Questions Arising.

2nd Response

Description: Cleator Moor Library is a grade II listed single story structure dating from 1906. It is styled in the classical, stately fashion favoured for civic buildings up until about the Second World War. The building is a Carnegie library, funded by a grant from the Carnegie Corporation. It and the Local Government Offices next door, which occupies the central position in the square, form a pair, and a little civic core for Cleator Moor along with the Memorial Fountain (also grade II listed) and the Market Place in front.

Conclusion: No objection

Assessment:

Updated details have been received:

- Repositioned rooftop plant to lower level
- Clad rooftop flue with lead grey panels

I would view both of these changes as having had a positive effect on the impact of the proposal.

My view is that the extension, while a simple structure, is neatly detailed and with an attractive material palette. It will involve some removal of late-19th and early-20th century fabric where it interfaces with the two existing buildings, but I view this as justified by the necessity of tying the three together, visually and in circulation, for this project to function properly. In so doing, it will unlock considerable public benefit, placing not only these heritage assets, but the heart of the conservation area itself, onto a more secure footing.

This will enhance the buildings' viable usage and allow people to better appreciate their significance (and that of the other affected heritage assets – the fountain, the public artworks). I expect this to re-establish the Square as the civic heart of Cleator Moor, a function that has been undermined over the decades by the increased priority of the highways and the relative isolation of the Square and its buildings.

Historic Environment Officer

The proposed alterations and extensions will involve some significant impacts to the two listed buildings and the conservation area. The historic fabric, character and appearance of the listed buildings will be affected, and the submitted heritage statement assesses the degree of harm to the listed buildings and the conservation area as 'moderate'. The proposed changes will adversely affect the significance of the designated heritage assets and so there is a planning balance to consider between the harm to the assets and the public benefits that may be provided by the proposed scheme.

In the event that it is considered the harm is outweighed by the public benefits of the proposed development and planning consent is granted, I recommend that the affected listed buildings should be recorded in advance of development. This recording should be in accordance with a Level 2 Survey as described by Historic England Understanding Historic Buildings A Guide to Good Recording Practice, 2016. I advise that this be secured by attaching a condition to any planning consent and I suggest the following form of words:

Prior to the carrying out of any demolition or construction work the existing listed buildings affected by the proposed development shall be recorded in accordance with a Level 2 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 2 Survey report shall be furnished to the Local Planning Authority.

Reason

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

2nd Response

I do not wish to provide detailed comments on the suitability of the scheme's impact on the designated assets as I defer to any forthcoming advice from your conservation adviser. I do consider however, that the proposed extension and alterations will affect the character and appearance of the buildings and so I advise that, in the event planning consent is granted, they are recorded in advance of construction work commencing.

This recording should be in accordance with a Level 2 Survey as described by Historic England Understanding Historic Buildings A Guide to Good Recording Practice, 2016. I advise that this be secured by attaching a condition to any planning consent and I suggest the following form of words:

Prior to the carrying out of any demolition or construction work the existing listed buildings affected by the proposed development shall be recorded in accordance with a Level 2 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 2 Survey report shall be furnished to the Local Planning Authority.

Reason

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

National Amenities Society

No response received.

The Victorian Society

1st Response

The Victorian Society raises concerns over the proposed extension and café space for the library and neighbouring Council Offices at Cleator Moor (4/23/2253/0L1).

The library, built in 1906, is a Grade II-listed building meaning that it is recognised for its national significance and special interest. The building is in a Classical style, common for public buildings of the early C20th.

The application involves the removal of historic material and will impact the setting of three, potentially four, listed buildings in the immediate area. The Victorian Society accepts careful and considered alteration to listed buildings, so

long as those alterations are sympathetic and appropriate to the setting and character.

Our main concern is the impact that the proposed design will have on the buildings and their setting. The architectural language of the extension is not sympathetic to the wider context and character of the streetscape and would risk harming the setting of a listed building. We recommend that the material palette and design of the extension is readdressed to lessen this impact and ensure that the extension sits cleanly on the side of the building.

Our second concern is the removal of historic fabric, which will harm the significance of a listed building. If your Authority is confident that the proposed public benefits outweigh this harm and that this application has 'clear and convincing justification' (NPPF 2024, paras. 212-215) - and therefore is minded to grant permission for this application - then the Society recommends that a detailed recording of the building (around a Level 2, as described by Historic England) would be of benefit.

2nd Response

Thank you for consulting the Victorian Society on the amendments to this case. Having reviewed the application carefully, we wish to maintain our earlier comments.

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 these advertisements.

5. Planning Policy

- 5.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission is determined in accordance with the provisions of 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.

Cumberland Council continued the preparation of the Copeland Local Plan 2021 - 2039 (LP) as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2028.

Copeland Local Plan 2021 – 2039 (LP)

The relevant policies are as follows:

Strategic Policy DS1 – Settlement Hierarchy

Strategic Policy DS2 – Settlement Boundaries

Policy DS4 – Design and Development Standards

Strategic Policy BE1 – Heritage Assets

Policy BE2 – Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Design Guidance (NDG)

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

Conservation Area Design Guide SPD

6. Assessment

- 6.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires that in respect of listed buildings local planning authorities have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest and that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.2 Paragraphs 212 to 221 of the NPPF relates to heritage impacts.
- 6.3 Paragraph 212 sets out that “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.”

- 6.4 Paragraph 213 states that “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. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”
- 6.5 Paragraph 215 states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 6.6 Paragraph 220 clarifies that “not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”
- 6.7 Policies BE1 and BE2 of the LP seek to protect, conserve and where possible enhance listed buildings and their settings.
- 6.8 The building is a Carnegie library and together with the adjoining Local Government Offices occupy a central position in the square and collectively form a small civic core for Cleator Moor along with the Memorial Fountain (also grade II listed) and the Market Place in front.
- 6.9 The application is supported by a Design, Access and Heritage Statement and a Heritage Statement.
- 6.10 Whilst the Council’s Conservation Officer was supportive of the scheme on the whole, he initially requested some design amendments and further justification of the harm proposed by the works. The Victorian Society also raised concerns with the design and considered that it was not sympathetic to the surrounding buildings or Conservation Area as a whole. However, they did state that if the Council’s Conservation Officer was satisfied with the proposals, they would not provide an objection.
- 6.11 On this basis further information was submitted by the Applicant to address these concerns and also to reflect a re-evaluation of the scheme by the project team.

- 6.12 The Officer considered that the relocation of the rooftop plant and cladding of the rooftop flue with lead grey panels would have a positive effect on the impact of the proposal.
- 6.13 He considers that the extension, while a simple structure, is neatly detailed and with an attractive material palette. It will involve some removal of late-19th and early-20th century fabric where it interfaces with the two existing buildings, but he views this as justified by the necessity of tying the three together, visually and in circulation, for this project to function properly. In so doing, it will unlock considerable public benefit, placing not only these heritage assets, but the heart of the Conservation Area itself, onto a more secure footing.
- 6.14 The Historic Environment Officer and The Victorian Society requested that should permission be granted, a full recording of the building is undertaken in accordance with the advice from Historic England. This can be secured by a suitably worded planning condition.

7. Planning Balance

- 7.1 Whilst there will be some harm to the material of the Listed Building, this is considered to be less than substantial to the significance of the heritage asset and is justified in order to visually and literally join the buildings together. This will enhance the buildings' viable usage and allow people to better appreciate their significance and that of the other affected heritage assets – the fountain, the public artworks. The works will help to re-establish the Square as the civic heart of Cleator Moor, a function that has been undermined over the decades by the increased priority of the highways and the relative isolation of the Square and its buildings.
- 7.2 Overall, the development is considered to be in the public interest and the less than substantial harm to the designated heritage assets that would result are outweighed by the public benefits of the proposals in accordance with Policies BE1 and BE2 of the LP.
- 7.3 In applying the tests of the Copeland Local Plan 2021-2039, the LBCA and the NPPF, the proposal as amended would preserve the heritage significance of the Listed Building and Conservation Area, so is therefore supported.

Recommendation

That the application is granted subject to the conditions outlined at the end of this report, with the Service Manager for Development and Implementation being given delegated authority to add to and/or make any amendments to the conditions as considered appropriate.

APPENDIX 1

List of Conditions and Reasons

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

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.

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: -

Application form, received 8th October 2025;

Site Location Plan, scale 1:1250, drawing number CLM-OPE-00-ZZ-DR-A-300101 04, received 13th September 2023;

Proposed Site Plan, scale 1:200, drawing number 6046 02 PIA, received 8th October 2025;

Proposed Lower Ground Floor Plan, scale 1:100, drawing number 6046 13 P2, received 5th February 2026;

Proposed Ground Floor Plan, scale 1:100, drawing number 6046 14 PIA, received 8th October 2025;

Proposed Upper Ground Floor Plan, scale 1:100, drawing number 6046 15 P1, received 8th October 2025;

Proposed Roof Plan, scale 1:100, drawing number 6046 08 P2, received 5th February 2026;

Proposed Elevations North and South, scale 1:100, drawing number 6046 16 P2, received 5th February 2026;

Proposed Elevations East and West, scale 1:100, drawing number 6046 17 PIA, received 8th October 2025;

Proposed Landscaping Plan, scale 1:200, drawing number 6046 20 PIA, received 8th October 2025;

Design, Access and Heritage Statement, written by Day Cummins, received 13th October 2025;

Annotated Heritage Statement, written by Day Cummins, received 13th October 2025;

Drainage Statement, written by AL Daines and Partners, received 5th February 2026;

Drainage Plan, scale 1:100, drawing number 25-C-18146/17 D, received 5th February 2026.

Reason

In order to ensure that the development shall be carried out in complete accordance with the approved plans

3. Prior to the carrying out of any demolition or construction work the existing listed buildings affected by the proposed development must be recorded in accordance with a Level 2 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 2 Survey report must be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the heritage assets of architectural and historic interest prior to their alteration as part of the proposed development and in accordance with Policies BE1 and BE2 of the Copeland Local Plan.