

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2123/OL1	
2.	Proposed Development:	LISTED BUILDING CONSENT FOR THE ERECTION OF ILLUMINATED AND NON-ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING AND REDECORATION OF THE EXTERIOR	
3.	Location:	MANOR HOUSE INN, 11-12 MAIN STREET, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter Site Notice Press Notice Consultation Responses Relevant Policies	No Yes Yes See Report See Report
7.	Report:	<p>Site and Location</p> <p>This application relates to Manor House Inn, an existing Public House, which fronts onto Main Street within the centre of St Bees. The property is a Grade II List Building and is located within the St Bees Conservation area.</p> <p>The Listing entry for the property states the following:</p> <p>NX 91 SE ST BEES MAIN STREET (East side) St Bees 12/82 Manor House Hotel</p>	

(incorporating Nos 10, 11 & 12) II Hotel, late C18/early C19 with additions and alterations.

Incised stucco. Main block set back with rusticated quoins and eaves cornice; parallel roofs with C20 concrete tiles; stone copings and kneelers, and rendered end chimneys. Wing adjoining north end has welsh slate roof with stone coping and kneelers and rendered mid chimney. 2 storeys. Main block taller, originally symmetrical 5 bays with central panelled door in architrave; doorcase has Tuscan pilasters supporting broken, swan-necked, pediment. 2 sashes to either side and 5 above, all in architraves. Bay with sash to each floor added to south end in C19. 7-bay wing refronted C19(?). Elliptical-headed coach access with projecting imposts and keystone has door and 2 sashes to left, sash to right; part-glazed door in architrave with stucco decoration above to extreme right, stable door to extreme left. 6 sashes above. C20 extension to rear.

Listing NGR: NX9713111845

Relevant Planning History

4/13/2403/0F1 – Internal refurbishment of bar and dining areas and new portico entrance to rear – Approved.

4/13/2404/0L1 – Listed building consent for internal refurbishment of bar and dining areas and new portico entrance – Approved.

4/15/2294/0F1 – Change of use from storage to additional dining area; change of use from staff accommodation to 2 additional en-suite bedrooms and managers apartment – Approved.

4/15/2295/0L1 – Listed building consent for change of use from storage to additional dining area; change of use from staff accommodation to 2 additional en-suite bedrooms and managers apartment – Approved.

4/24/2124/0A1 – Erection of illuminated and non-illuminated signs to the exterior of the building – Ongoing.

Proposal

This application seeks Listed Building Consent for the installation of various illuminated and non-illuminated signs to the exterior of the building and the redecoration of the exterior.

- Sign A – Two x new sets of individual house letters: To be located to the front elevation of the building, either side of the main entrance, 3.7m from ground level. The proposed sign will measure 3.3m x 0.25m x 0.02m, and will be constructed from individual black acrylic letters on DH china white background. The advert will benefit from static externally



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illumination.

- Sign B – One x new pictorial to existing bracket and new linolites: To be located on the front elevation of the building of the secondary building, 3.9m from ground level. The proposed sign will measure 1.1m x 0.8m x 0.05m, and will be constructed from an aluminium face panel with a DH rosemary leaf background with black vinyl text and logo. The advert will benefit from static externally illumination.
- Sign C – One x new set of individual letters: To be located on the front elevation of the building of the secondary building, 3m from ground level. The proposed sign will measure 4.8m x 0.3m x 0.02m, and will be constructed individual black acrylic letters on DH china white background. The advert will benefit from static externally illumination.
- Sign D – Two x black lanterns: To be located on front elevation above main entrance door and secondary entrance door. They will be a like for like replacement of the existing lighting.
- Sign E – Five x new LED floor lights: To be located on front elevation between first floor windows within main and secondary building. Four will replace existing floodlight, and will be smaller in size and only operational during opening hours.
- Sign F – One x new signwritten amenity wording: To be located on side elevation of secondary building, 2m from ground level. The proposed sign will measure 3.2m x 1m x 0.01m, and will be constructed from DH china white background with black signwritten text and logo. The advert will not be illuminated.
- Sign G – One x new entrance sign fixed to existing posts: To be located to the rear of the site at the entrance to the existing car park, 0.5m from ground level. The proposed sign will measure 2.2m x 1m x 0.03m, and will be constructed from an aluminium face panel with a DH rosemary leaf background with black vinyl. The advert will not be illuminated.
- Sign H – One x new directional sign: To be located to the rear elevation of the building, 1.2m from ground level. The proposed sign will measure 1m x 0.6m x 0.03m, and will be constructed from an aluminium face panel with a DH rosemary leaf background with black vinyl. The advert will not be illuminated.
- Sign I – One x transom sign: One x new directional sign: To be located above the rear entrance to the building, 3.2m from ground level. The proposed sign will measure 2.2m x 0.8m x 0.03m, and will be constructed from an aluminium face panel with a DH rosemary leaf background with black vinyl. The advert will not be illuminated.

The proposed works also include the repainting of the exterior of the building with DH china white utilised for the render, and DH Rosemary Leaf for the doors and window surrounds.

This application is being considered alongside an Advertisement Consent application for this site, ref: 4/24/2124/OA1.

Consultation Responses

St Bees Parish Council

No objections.

Cumberland Council – Conservation and Design Officer

Conclusion: No objection

Assessment:

- The existing signage and lighting appears outdated and does not best reveal the building's significance, or make a positive contribution to the character and appearance of the conservation area.
- The replacement signage appears to closely follow the sizing and positioning of the existing scheme.
- The replacement signage and improved lighting will be an improvement.
- When carrying out work, it is an opportunity to tidy up loose cables on the building's exterior and remove any cables/equipment that are redundant, and clear gutters and check brackets.

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 ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM27 – Built Heritage and Archaeology

Policy DM29 - Advertisements

Emerging Copeland Local Plan 2021 – 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or ‘modifications’ that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024. The Planning Inspectors Report is 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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. As the consultation on the main modifications to the ELP is now complete significant weight can also be afforded to the policies of the ELP where modifications are proposed.

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy BE6PU – Advertisements

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Planning Practice Guidance (NPPG)

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

Conservation Area Design Guide 2017

Assessment

The main issues raised by this application relate to the principle of the development and the impact on heritage assets.

Principle of Development and Impact on Heritage Assets

Policies DM10 and DM29 of the Copeland Local Plan, Policy BE6PU of the Emerging Local Plan, and section 12 of the NPPF seek to ensure that adverts are reasonable in scale and appearance, having regard to the nature and situation of the land or building to which it relates.

The principle of the installation of replacement signage and the exterior refurbishment of the existing public house are considered to be acceptable, with works not considered to have an adverse impact on the amenity of the locality.

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)].

Section 72 of the 1990 Act states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.”

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

	<p>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).</p> <p>Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.</p> <p>Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)</p> <p>Referring to assets in a conservation area, NPPF para. 207 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 201) or less-than-substantial harm (under paragraph 202).</p> <p>The Council's Conservation Officer has confirmed that he has no objections to the application. The officer confirms that the proposed replacement signage and lighting will be an improvement to the site as the existing provision appears outdated and does not best reveal the building's significance, or make a positive contribution to the character and appearance of the conservation area.</p> <p>On this basis, the application is considered to enhance the existing the existing Heritage Asset 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.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed signage and external refurbishments of the existing Public House are considered to be acceptable, with works not considered to have an adverse impact on the amenity of the locality.</p> <p>The proposed works are considered to enhance the appearance of the Heritage Asset and the surrounding Conservation Area. No objections have been received by the Council's Conservation Officer.</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, Emerging 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>

Standard Conditions:

1. The works hereby permitted must 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. 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:-
 - Location Plan, Scale 1:1250, received by the Local Planning Authority on the 12th April 2024.
 - Proposed Signage, Scale 1:20, received by the Local Planning Authority on the 12th April 2024.
 - Scaled Elevation, Scale 1:100, received by the Local Planning Authority on the 12th April 2024.
 - Proposed Elevation, received by the Local Planning Authority on the 12th April 2024.
 - Existing Elevation, received by the Local Planning Authority on the 12th April 2024.
 - Design and Access Statement, received by the Local Planning Authority on the 12th April 2024.
 - Heritage Statement, received by the Local Planning Authority on the 12th April 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.

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



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	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 : 04.06.2024
Authorising Officer: N.J. Hayhurst		Date : 06.06.2024
Dedicated responses to:- N/A		