

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2191/OL1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR ERECTION OF A BLUE PLAQUE HISTORICAL SIGN
3.	Location:	GEORGIAN HOUSE HOTEL, 8-11 CHURCH STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: YES Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to the large property at 8-11 Church Street known as the Georgian Hotel in the centre of Whitehaven. The building is mid terraced and located within the town centre. The property is Grade II Listed, situated adjoining several Grade II Listed Buildings and within the Whitehaven Conservation Area.	

The listing entry for the property states the following:

CHURCH STREET Nos 1-16 (consec)

GV

II Terrace of varied houses of mainly 1730/50, all 3 storeys but differing in height, mostly scored stucco. No 1 has 2 small shop windows, panelled door and fanlight, 3 12-paned sashes each upper floor. Nos 2 and 3 are 1 design, with pilasters with plain leaf capitals, 7 sashes on 1st floor, and doorways with plain frieze and cornice. Nos 4, 5 and 6 have small C19 shop windows, segmental arched coach entrance, and 8 12-paned sash window on 1st floor. No 7 has centre pilastered doorcase with cornice up 4 steps, 4 12-paned sash windows on 1st floor, and pilastered ends. No 8 is narrower, with only 2 sash windows on 1st floor. Nos 9-13 have moulded doorways and panelled doors up 3 steps. No 9 has a rusticated basement. No 14 is of 4 bays, with glazing bar sashes within painted surrounds. Off-centre doorway approached by flight of 5 steps. No 14 was formerly subdivided, but the smaller part, No 14a, was re-incorporated in 1998.

Listing NGR: NX9731418084

PROPOSAL

Listed Building Consent is sought for the erection of a blue plaque historical sign on the front elevation of the building. It will detail the information of the Titanic Engineer Jonathan Shepherd who once lived in the property.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

Description: Georgian House Hotel is an attractive property composed of four early- to mid-19th century terraced Whitehaven houses combined together. From the front, it retains the appearance of being four separate dwellings, though united by fenestration, paint scheme and flower baskets during summer. It is part of the grade II listed group comprising 1-16 Church Street.

Conclusion: No objection

Assessment:

- A 400mm diameter blue plaque commemorating Whitehaven residents Jonathan Shepherd, who was lost at sea serving as an engineer on the Titanic in 1912. To be



Cumberland Council

located to the right of the door of number 9, affixed to the rendered front of the building.

- I would view this proposal as having positive heritage impact on the building by bringing its past to life and allowing historic connections between people and place to be appreciated. This applies also in a more general sense to the character and appearance of the conservation area.

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.

PLANNING POLICY

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

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 ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM27 – Built Heritage and Archaeology

Emerging Copeland Local Plan (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. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

The relevant policies are as follows:

Strategic Policy DS1PI – Presumption in favour of Sustainable Development
 Policy DS6PU – Design and Development Standards
 Strategic Policy BE1PU – Heritage Assets
 Policy BE2PU – Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF)
 Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

ASSESSMENT

Principle of the Development

Policy ENV4 and Policy DM27 of the CS and BE1PU and BE2PU of the ELP seek to protect, conserve and where possible enhance listed buildings and their settings.

The LBCA sets out a clear presumption that gives considerable importance and weight to the



Cumberland Council

	<p>desirability of preserving a heritage asset and its setting.</p> <p>Section 16.2 requires that: <i>'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'</i>.</p> <p>Paragraphs 184 – 202 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as listed buildings, great weight should be given to the conservation of the asset's significance; however, less than significant harm should be weighed against the public benefits of a development.</p> <p>Information has been provided by the Applicant in respect of the heritage asset significance of the property and the impacts of the proposed development; however, the proposals have been fully reviewed and assessed by the Conservation Officer of the Council.</p> <p>The heritage asset significance of the property is principally derived from its physical form/construction.</p> <p>The improvement of the heritage significance of the property is supported throughout local and national planning policy. It is therefore considered that the addition of the historical plaque is acceptable in principle.</p> <p><u>Works Proposed and Impact on Heritage Asset</u></p> <p>The proposed works are minimal to fix a small plaque measuring 400mm to the right of the door number on the front elevation of the building. This is unlikely to create any significant harm to the fabric of the building and any harm created will be outweighed by the positive effects on the heritage asset and surrounding Conservation Area.</p> <p>No objections were raised from statutory or neighbouring consultees.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The Conservation Officer considers that the completed works will be justifiable and not entail any impact on the building being in keeping with the overall character of the building and surrounding Conservation Area. The works are therefore considered to be in accordance with Policies ENV4 and DM27 of the Copeland Local Plan and Policies BE1PU and BE2PU of the Emerging Local Plan.</p> <p>In applying the tests of the Copeland Local Plan 2013-2028, the LBCA and the NPPF, the proposal as amended would preserve the heritage significance of the listed building so is therefore supported.</p>
8.	<p>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p>

9.	Conditions:
	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 30th May 2024; Site Location Plan, scale 1:1250, drawing number CU107191, received 30th May 2024; Proposed Plaque details, received 30th May 2024; Heritage Statement, received 21st June 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 to grant listed building consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.
Case Officer: Sarah Papaleo	
Date : 23/07/2024	
Authorising Officer: N.J. Hayhurst	
Date : 24/07/2024	
Dedicated responses to:- N/A	