

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2370/0F1
2.	Proposed Development:	EXTERNAL ALTERATIONS INCLUDING REPLACEMENT OF EXISTING WINDOWS AND DOORS TO THE FRONT AND REAR; REPLACEMENT OF TWO ROOF LIGHTS TO THE FRONT ELEVATION & REINSTATEMENT OF A THIRD ROOF LIGHT TO THE FRONT ELEVATION; REINSTATING & REPLACING WINDOWS TO FRONT ELEVATION AT STREET LEVEL; DEMOLITION OF A LEAN-TO PASSAGEWAY STRUCTURE TO REAR & REPLACEMENT WITH A NEW WIDER PORCH
3.	Location:	THE CENTRAL HOTEL, 70 MAIN STREET, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION The application site comprises a public house/hotel situated within Egremont's Conservation Area and Town Centre. The building is a three bay, two storey, stone fronted property, with slate roof and timber doors and windows, which fronts directly onto the public pavement on Main Street, the main	

thoroughfare through the Town Centre. The property has window openings at pavement level to each side of the central door, serving basement level accommodation, some of which have been blocked up.

Access to the rear is available via a lane from Market Street. To the rear of the property there is a single storey offshoot with attached porch and surrounding open land, which the applicant indicates is used as a garden and parking area.

PROPOSAL

The proposal includes alterations and extensions to the property comprising:

- Replacement of the existing timber windows to the front with timber windows.
- Reinstatement of the basement windows and installation of timber windows within the openings.
- Replacement of the existing guttering and downpipes with cast iron replacements.
- Replacement of the existing front door and fanlight with a timber six panelled door and glazed fanlight.
- Repairs and replacement of the roof slates.
- Insertion of roof lights to the front roof slope, all in conservation style.
- Installation of UPVC conservation sliding sash and casement windows to the rear.
- Demolition of the existing rear porch.
- Erection of a rear porch extension, which will be faced with sandstone, have a UPVC door and incorporate a slate roof to match the main building.

RELEVANT PLANNING APPLICATION HISTORY

4/24/2202/0F1

Change of use from ground floor retail and first floor residential (Class E & C3) to form a short term let/ holiday cottage (Class C3) and external alterations involving the replacement of existing windows and doors, the installation of roof lights and the widening of an existing door opening on the rear elevation and the demolition of a chimney at 70A Main Street, Egremont

Approved with Conditions

CONSULTATION RESPONSES

Town Council



Cumberland Council

No response received within consultation period.

Highways

No objections

Environmental Health

No objections in principle subject to the imposition of a condition requiring details of any means of ventilation and extraction. It is also noted that a Premises Licence will be required.

Conservation Officer

Considers the impact of the development on the heritage asset to be neutral/ negligible with a suggestion that timber windows be used within the basement openings to ensure unity with the timber above and within the adjacent Listed Building.

Public Representations

The application has been advertised by way of a site notice, a press notice and neighbour notification letters issued to adjacent properties.

One comment has been received in support of the proposal, noting that the proposal would help to improve the image of the town.

PLANNING POLICIES

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 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 2021 - 2039 (LP):

Cumberland Council continued the preparation of the Local Plan as commenced by Copeland Borough Council.

The Local Plan 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 2021-

2016.

The following policies are relevant to this proposal:

Policy DS1 – Settlement Hierarchy

Policy DS4: Design and Development Standards

Strategic Policy R1: Vitality and Viability of Town Centres and Villages Within the Hierarchy

Strategic Policy R4: The Key Service Centres

Policy R9: Non-Retail Development in Town Centres

Strategic Policy T1: Tourism Development

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Assets

Policy BE4: Non-Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation Area Design Guide SPD (Adopted December 2017)

ASSESSMENT

The key issues raised by this proposal are the principle of development, the impact of the proposed development on heritage assets, scale and design, the potential impacts on residential amenity and highways safety.

Principle of Development

The proposed application relates to alterations and extensions to an existing public house/hotel within Egremont's Conservation Area and Egremont's Town Centre.

Strategic Policies R1 and R4 of the Copeland Local Plan look to support proposals for the refurbishment of buildings which support the vitality and viability of town centres and villages. Strategic Policy R4 supports development within Egremont which encourages evening and night time uses and which strengthens and diversifies the towns offer, in support of Egremont's role in the hierarchy as a Key Service Centre as defined in Policy DS1. Policy R9 encourages non-retail development in town centres which contribute to the retail function of the town as well as the vitality and viability of the town centre.

Strategic Policy T1 of the Copeland Local Plan supports tourism development in locations consistent with the settlement hierarchy, where it does not result in harm to the environmental

assets or amenities of the area.

The application site is situated within the Key Service Centre of Egremont within Egremont's Town Centre. The application property occupies a prime position to the north of Main Street, which contains a range of buildings with uses including commercial, retail, community and residential.

The proposal would result in the enhancement and refurbishment of the application building, which would improve the visual amenity of the locality, in support of the vitality and viability of the town centre and night time economy. It would also strengthen the tourism offer available within the town.

The principle of the development is therefore accepted within the context of Strategic Policies R1, R4, T1 and Policy R9 of the Copeland Local Plan, subject to compliance with other relevant Policies.

Heritage

Strategic Policies BE1 and BE2 of the Copeland Local Plan indicate that heritage assets and their setting will be preserved and enhanced by ensuring new development is sympathetic to local character and history. Policy BE4 is also applicable to non-designated heritage assets in that it requires that consideration be given to the significance of any heritage assets and their setting within proposals, and that proposals that better reveal the significance of a heritage assets be supported.

The application site is situated within Egremont's Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The application site adjoins the Grade II Listed Town Hall Building, which is situated to the corner of Main Street and Market Street and currently houses a healthcare business. The building is an imposing structure with distinctive architectural features, notably the central clock tower which forms a significant structure within the Town Centre and Conservation Area.

The Local Planning Authority are statutorily required in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. This requirement also applies to the granting of planning permission affecting a listed building or its setting.

The Council's Conservation Officer has advised that the application building should be considered a non-designated heritage asset, albeit of relatively low significance. The proposed works to repair the roof of the building using replacement slates and the insertion of roof lights are noted as having neutral/ negligible impact on the character of the heritage

asset and the locality and are therefore accepted as a suitable alteration.

The Conservation Officers suggestion that the front basement windows be of a timber finish, so as not to clash with the proportions of the proposed timber windows to the ground and first floor of the front elevation has been incorporated into the development, with amendments received from the applicant indicating the use of timber windows within these openings. The proposed replacement rainwater goods and front door are of a sympathetic design and material.

The proposed works to the front elevation of the property would therefore preserve and enhance the existing heritage character of the application property, through the use of traditional materials and design to the site frontage, and through the reinstatement of the basement level openings.

The Council's Conservation Officer notes that the proposed introduction of plastic windows and doors to the rear depart from Copeland's Conservation Area Design Guide. However, given that the rear of the property is not visible to public view, and that the proposed units would match the existing windows in colour and external bars, the overall impact on the building is considered to be negligible, with the impact on the setting of the Conservation Area and adjacent Listed Building also considered neutral.

The existing rear porch offers little to the heritage value of the building as a whole. The proposed demolition of this element is therefore accepted. The proposed single storey extension is of an appropriate scale and design, which would not detract from the character of the application property or that of the surrounding heritage assets.

Overall, it is considered that the proposed extensions and alterations would enhance the heritage asset, which in turn would preserve and enhance the architecture, historical features and setting of the Grade II Listed Town Hall building adjacent and surrounding Conservation Area.

The impact of the development on the Conservation Area and adjacent Listed Building is therefore considered to be less than significant. The proposal therefore complies with Strategic Policies BE1, BE2 and Policy BE4 of the Copeland Local Plan in terms of preserving the setting of heritage assets.

Scale and Design

Policy DS4 of the Copeland Local Plan indicates that all new development should be sympathetic to the surrounding area and preserve existing amenities. Policy R9 encourages proposals which maintain active continuous well-designed frontages within town centres.

The proposal would result in a number of alterations to the front of the property which include the insertion of roof lights within the existing roof slope, repairs and replacement of the roof slates, replacement of the guttering and down pipes, replacement of the front door and fanlight with timber fanlight and six panelled timber door, replacement of the existing front windows with timber windows, reinstatement of the basement level windows with timber

windows proposed within the openings.

The proposed alterations to the front of the property would enhance the building. The proposal utilises traditional designs and materials throughout, as well as re-instating architectural features through the reopening of the basement level openings, in line with the architecture of the building and the surrounding designated area.

The application also proposes a number of alterations to the rear of the property including demolition of an existing rear porch extension, to be replaced with a new porch extension, installation of UPVC sliding sash and casement window, repairs and replacement of the roof slates, replacement of the guttering and down pipes.

The existing porch to the rear is not of significant architectural or heritage interest. As a result, the loss of this element from the building would not have an adverse impact upon the building or surrounding area. The proposed extension is of a modest scale with a design appropriate for the application building and locality. Although UPVC windows are proposed within the extension and existing building, it is considered that the rear aspect is less sensitive than the prominent frontage. UPVC additions are in evidence at adjacent properties such that the use of modern materials to this aspect would not be significantly out of character with surrounding area.

The proposal therefore complies with Policy DS4 and R9 of the Copeland Local Plan in relation to scale and design.

Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity.

The proposal would result in alterations and extensions to an existing building within Egremont. The application has been accompanied by a Construction Works and Noise Management Plan. The Council's Environmental Health Department comment that the plan is acceptable, and suggest the Plan be conditioned as part of any planning approval. It is therefore considered appropriate to secure development in accordance with the submitted Plan by condition.

The Council's Environmental Health Department also suggest a condition be attached to any planning approval to secure suitable means of ventilation and extraction. However, given that the proposal relates to external alterations rather than a change of use of the premises, it is not considered necessary to attach the suggested condition in this case.

The proposal therefore complies with Policy DS4 of the Copeland Local Plan in relation to maintaining residential amenity standards.

Highway Safety

Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.

	<p>The property currently has off street parking provision in place to the rear of the building, which would be retained within the development.</p> <p>The Local Highways Authority has confirmed they have no objections to the submitted details.</p> <p>The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard.</p> <p><u>Biodiversity Net Gain</u></p> <p>Biodiversity Net Gain is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a Biodiversity Net Gain of 10%, to ensure a development would result in more or better quality natural habitat than there was before development.</p> <p>Guidance states that development that does not impact priority habitat and impacts less than 25 square metres of on-site habitat are exempt from Biodiversity Net Gain (BNG) rules. The area for development is a hard standing with a footprint of less than 25 square metres. As a result, BNG is not required within the development.</p> <p>Planning Balance and Conclusion</p> <p>The proposal would result in the development of an existing public house within Egremont's Town Centre and Conservation Area.</p> <p>The development would improve an existing tourism facility within the town, which would contribute to the ongoing vitality and viability of the Town Centre and night time economy.</p> <p>The works would enhance the visual amenity and preserve the character of the existing building, as well as conserving the setting of the Conservation Area and adjoining Listed Building.</p> <p>The proposal is therefore considered an acceptable form of development which complies with the policies set out in the Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended</p>

by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:

Site Map, scale 1:500, Plan Reference Number TQRQM24121213627472, received 29th October 2024

As Proposed Plans, scale 1:100, Dwg No. 06 Rev D, received 20th December 2024

Construction Works and Noise Management Plan, received 29th October 2024

Design, Access and Heritage Statement, received 29th October 2024

Appendix 1 details, received 29th October 2024

UPVC Heritage Window Details, received 29th October 2024

Materials Section of the Application Form, received 29th October 2024

Email confirming Timber Basement Windows, received 24th November 2024

Slate and Guttering Details, received 28th November 2024

Replacement Slate Details, received 29th November 2024

Front Window Specification, received 13th December 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.

3. The development hereby approved shall be undertaken in accordance with the submitted Construction Works and Noise Management Plan received 29th October 2024. The approved Plan shall be adhered to throughout the duration of the development.

Reason

In the interests of safeguarding the amenity of the occupiers of neighbouring properties during the construction works of the development hereby approved, in compliance with the National Planning Policy Framework and Policy DS4 of the Copeland Local Plan.

	<p>Informative Notes</p> <ol style="list-style-type: none"> 1. Radon Map UK shows that the site is in a 1 km grid square in which some parts are of elevated radon potential. The maximum radon potential is 10 - 30%. 2. The development will require a Premises Licence under the Licensing Act 2003. Further information can be sought from the Licensing team at Cumberland Council. 3. The premises will need to register as a food business operator. This can be done from the following link - https://register.food.gov.uk/new 4. Advice on food hygiene and kitchen design can be sought from the Environmental Health team at Cumberland Council. <p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants' acceptable amendments to address them. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: L. White</p>	<p>Date : 17/01/2025</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 20/01/2025</p>
<p>Dedicated responses to:- N/A</p>	