

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2140/DOC
2.	Proposed Development:	DISCHARGE OF CONDITION 3 OF PLANNING APPLICATION 4/24/2172/0F1
3.	Location:	MILLOM LIBRARY, ST GEORGES ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
6.	Publicity Representations &Policy	See Report
7.	Report: Site and Location This application relates to the former Millom Library, located within the centre of Millom. The site fronts onto St Georges Road sited within the town centre and the Millom Conservation Area. The building was most recently used as the town's library and the Office for Copeland Borough Council. The site is now however redundant. The site benefits from a car park to the rear which is access via an alley to the north west of the building. Relevant Planning History 4/95/0610/0F1 – Alterations to form new local Government Centre – Approved. 4/96/9008/0F1 – External spiral staircase – Approved. 4/22/2249/0F1 – Change of use of premises from library to office hub with ancillary meeting	

rooms and car parking – Approved.

4/24/2172/0F1 – Repair and improvement works to the chimneys, windows, roof, rear elevation and brick work – Approved.

Proposal

In July 2024, planning permission (ref: 4/24/2172/0F1) was approved at this site for repair and improvement works to the chimneys, windows, roof, rear elevation and brick work.

This current application seeks to discharge condition 3 of planning approval 4/24/2172/0F1. This condition states the following:

Prior to Installation Condition:

3. Prior to their first installation within the development hereby approved full details of the replacement windows must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

The information submitted in support of the application comprises the following:

- Application Form, received by the Local Planning Authority on the 14th April 2025.
- Covering Letter, Prepared by Avison Young April 2025, received by the Local Planning Authority on the 14th April 2025.
- Ground Floor Demolition Plan, Scale 1:75, Drawing No: D02, Revision: A, received by the Local Planning Authority on the 14th April 2025.
- Proposed Upper Floors, Scale 1:75, Drawing No: P03, Revision: -, received by the Local Planning Authority on the 14th April 2025.
- Energy Efficient Windows Specification Sheet 1 or 3 – Nova Group Quotation (Amended), received by the Local Planning Authority on the 17th July 2025.
- Energy Efficient Windows Specification Sheet 2 or 3 (Amended), received by the Local Planning Authority on the 17th July 2025.
- Energy Efficient Windows Specification Sheet 3 or 3 – U Value Calculation, received by the Local Planning Authority on the 14th April 2025.
- Link Vent 4000, received by the Local Planning Authority on the 14th April 2025.

- Apex Cranked Window Handle, received by the Local Planning Authority on the 14th April 2025.
- Apex Quadlock, received by the Local Planning Authority on the 14th April 2025.
- Cover Letter, Prepared by Avison Young June 2025, received by the Local Planning Authority on the 30th June 2025.
- Existing North and East Elevations (Amended), Scale 1:100, Drawing No: 001, Rev: A, received by the Local Planning Authority on the 17th July 2025.
- Proposed Elevations (Amended), Scale 1:100, Drawing No: 002, Rev: B, received by the Local Planning Authority on the 17th July 2025.
- Covering Letter, Prepared by Avison Young July 2025, received by the Local Planning Authority on the 17th July 2025.
- Covering Letter, Prepared by Avison Young August 2025, received by the Local Planning Authority on the 11th August 2025.
- Sash Window Details, Scale 1:20, Drawing No: 003, received by the Local Planning Authority on the 11th August 2025.
- Window Schedule, Project Details Status: 6159 Rev: A, received by the Local Planning Authority on the 11th August 2025.

Consultation Responses

Cumberland Council – Conservation and Design Officer

29th April 2025

Conclusion: Request further information and design revision

Assessment:

1. In prior consultation, the general approach was agreed that the front (SW) and side (SE) elevations of the former library should be fenestrated using timber windows that replicate the design of the existing windows to preserve the appearance of the conservation area.
2. The rear (NE) and opposite side (NW) are well hidden and so less sensitive. Here, it was agreed in principle to make use of a suitable uPVC alternative.
3. The former grammar school at the rear lies outside the conservation area, and here it was determined it would not be reasonable to apply conservation area legislation, so it was also agreed in principle that suitable uPVC windows could be used.
4. The information enclosed with this discharge of condition application appears to show all the windows throughout the building being replaced with uPVC, and that the units

selected are not designed in a way to offset the impact of their being uPVC. It is, however, difficult to tell which window is intended for which opening, and the details of appearance are provided in thumbnail only, making their actual appearance difficult to gauge.

5. It appears that windows are for the most part top-hinged, mitred at the corners, and featuring Georgian bar (internal plastic strips) to suggest the appearance of glazing bars. It also appears to be the case that where window openings are wider than high, this basic recipe has been stretched horizontally, rather than adjusted to suit the different opening.
6. I am not able to support these details in their current form.
 - a. To the front (SW) and side (SE) elevations, windows should be timber sliding sashes of a design that corresponds to the existing windows.
 - b. To other elevations, including to the former grammar school to the rear, uPVC windows should be of a design that suits the opening proportions and size, with sliding sash used where the opening is tall and large.
 - c. Where openings on these elevations are too small for sashes, or are square or landscape in proportions, side-hinged casements should be favoured. Use of flush casement frames can provide a better appearance, offsetting impact from use of plastic in a conservation area.
 - d. The former grammar school is outside the conservation area, but affects its setting and is a modest non-designated heritage asset in its own right (mainly due to its association with Norman Nicholson), and affects the setting of the former library, which is also a non-designated heritage asset. Though outside the conservation area, we would expect impact on heritage to be taken into consideration, and it would be reasonable to extend the use of uPVC sashes and flush casements, as suit the openings, to the former grammar school as well.
 - e. The designs of the proposed windows should therefore be updated to reflect the above feedback.
 - f. The supporting information should be updated to clarify which windows are proposed in which openings. This could be accomplished by annotating photos of the outside of the building, with numbers referring to windows, or by submitting as-proposed elevation drawings that show the appearance of the building.

7th July 2025

Conclusion: Request design revision to proposed uPVC window design



Cumberland Council

Assessment:

Clarification has been provided as to the extent of the plastic windows replacements, which are to be kept to the sides and rear parts of the building, which are less visible and outside the conservation area.

In my previous consultation response on the 29th April I requested updated design details and more information. Clarification has been received on several points, however, a couple of details still require attention.

- Use of Georgian bar as opposed to plant-on glazing bars. The latter would give a considerably better appearance.
- Use of sliding sash opening mechanisms rather than top-hinged.

I would be grateful for comment or updates on these points as they would improve the appearance of the scheme and remove two key poor practice issues identified in the Conservation Area Design Guide with respect to plastic windows.

Confirmation has been received by email that the south-west (front) and south-east (side) elevation windows will be timber construction of a design to match existing, with a 14mm double glazed unit. I am happy to support this.

12th August 2025

Conclusion: No objection

Assessment:

Additional information has been supplied, clarifying which documentation is being used to discharge the condition.

Information has also been supplied showing the details of the proposed replacement timber units to the front and sides of the library building. These are based on the existing designs, but modified with the use of a slim double glazed unit.

I am happy to view this information as providing clarity, contributing to the enhancement and long-term viability of the former library and the former grammar school / museum to the rear.

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. <u>Copeland Local Plan 2021 - 2039 (LP):</u> Cumberland Council continued the preparation of the 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 2021-2016. Planning approval 4/24/2172/0F1 was determined under the previous Local Plan, however this current discharge of conditions application is being considered under the Copeland Local Plan 2001-2016 as this now forms the development plan. Strategic Policy DS1: Settlement Hierarchy Strategic Policy DS2: Settlement Boundaries Policy DS4: Design and Development Standards Strategic Policy DS6: Reducing Flood Risk Policy DS7: Sustainable Drainage Strategic Policy R1: Vitality and Viability of Town Centres and Villages within the Hierarchy Strategic Strategic Policy R4: The Key Service Centres Policy SC5: Community and Cultural Facilities Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity Policy N3: Biodiversity Net Gain Strategic Policy BE1: Heritage Assets Policy BE2: Designated Heritage Assets Policy BE4: Non-Designated Heritage Assets Strategic Policy CO4: Sustainable Travel Policy CO5: Transport Hierarchy Policy CO7: Parking Standards
--	--

	Other Material Planning Considerations National Planning Policy Framework (2024) Planning (Listed Building and Conservation Areas) Act 1990 Conservation Area Design Guide SPD (Adopted December 2017) Cumbria Development Design Guide The Conservation of Habitats and Species Regulations 2017 (CHSR) Assessment Condition 3 seeks to discharge the requirements for the development provide details of the proposed replacement windows. Based on the amended/amended details submitted for this application, the Council’s Conservation Officer has confirmed that this condition can be discharged. <u>Conclusion</u> Discharge condition 3.	
8.	Recommendation: Approve discharge of condition 3.	
Case Officer: C. Burns		Date : 13/08/2025
Authorising Officer: N.J. Hayhurst		Date : 13/08/2025
Dedicated responses to:- N/A		