

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2234/0L1
2.	Proposed Development:	<p>ALTERATIONS TO LISTED BUILDING TO:</p> <ul style="list-style-type: none"> - RETAIN SECTION OF ORIGINAL MARBLE FACING TO EXISTING EXTERNAL SHOPFRONT PLINTH TO WEST ELEVATION APPROVED FOR REMOVAL AND REPLACEMENT UNDER CURRENT LISTED BUILDING CONSENT - REPLACE SECTION OF EXTERNAL SHOPFRONT PLINTH FACING TO SOUTH ELEVATION WITH CERAMIC TILES
3.	Location:	6 DUKE STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Conservation Area - Conservation Area,</p> <p>Listed Building - Listed Building,</p> <p>Coal - Standing Advice - Data Subject To Change</p>
6.	Publicity Representations &Policy	See report.
7.	Report:	<p>Site and Location:</p> <p>The application site comprises the property known as 6-8 Duke Street, Whitehaven.</p> <p>The property comprises a four-storey building within the town centre of Whitehaven.</p> <p>The building is currently vacant but was formerly operated as a furniture store by Whittles.</p> <p>The building lies within a prominent location at the junction between Duke Street and Tangier Street and is visible from King Street, the main pedestrianised thoroughfare within the town</p>

centre.

The building comprises a Grade II Listed Building. The listing entry for the building states the following:

"It Dated 1889. Stuccoed, 3 storeys. Paired pilasters at ends, set in 3 tiers - Tuscan, Corinthian, and Tuscan. Ground floor has shop fronts. 1st floor has 5 windows (some 6-light cross type, others 2-light sashes, 3 with broken pediments). Top floor has 5 sashes with plain pediments. The 2nd bay is emphasised by a top dormer with scrolled pediment, pilasters and wings, and 1st floor by a swag on the pediment.

Nos 4, 5, the Co-operative Store, Whittle's Furniture Store, The Globe Hotel Nos 105 and 105A form a group."

The building is also situated within the Whitehaven Conservation Area.

Proposal:

The change of use of the building to form a community digital hub and café with roof terrace was approved under Full Planning Application ref. 4/21/2365/0F1 and the associated alterations to the interior and exterior of the building were approved under Listed Building Consent ref. 4/21/2364/0L1.

This application for Listed Building Consent seeks to retain the section of original marble facing to the existing external shopfront plinth to the west elevation approved for removal and replacement under Listed Building Consent ref. 4/21/2364/0L1 and to replace the section of external shopfront plinth facing to south elevation with ceramic tiles.

Consultation Responses:

Whitehaven Town Council

No objections or comments.

National Amenities Societies

No consultation response received.

Cumberland Council Conservation Officer

No consultation response received.

Whitehaven Heritage Action Group

It's good to see that the developers are working to preserve as much as possible of the

existing marble plinths and aiming to 'match in' the finish to the south side with compatible tiles.

Presumably the proposed is of a strength and thickness sufficient to resist cracks and damage from passing pedestrians/prams etc.

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.

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 2013-2028.

Policy DS4: Design and Development Standards

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

National Design Guide (NDG).

Planning Practice Guidance (PPG).

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA).

Assessment:

Strengthening works to the masonry plinths to support the new curtain walling are now complete. It has been possible to retain most of the existing original marble facing in place to the plinth on the west elevation to Tangier Street as the masonry behind is in good condition,

requiring only localised works to make it stable enough to support the new curtain walling. The masonry plinth to the south elevation to Duke Street is in poorer condition and has required full replacement. The original marble facing is fragile when removed from the masonry background, so it has not been possible to salvage all of it for reinstatement.

As it has proved possible to retain most of the original plinth facing to the west elevation in place it is proposed that this should be retained to preserve this feature. There is sufficient salvageable marble from the south elevation to make any repairs that may be required. It has not been possible to source a replacement black marble facing to match the original, so it is proposed that the facing to the plinth on the south elevation should be carried out with ceramic tiles – selected to compliment the original marble facing.

These proposals will preserve more of the historic building fabric than the current Listed Building Consent, by retaining a section of the original marble facing and reducing works to the masonry plinth behind it that would be required to support a new facing. This will apply to the most visible section of the plinth on Tangier Street. The ceramic tile facing proposed for the south elevation plinth which is lower in height and reduces down further as the pavement rises to the entrance door, will form a durable surface complimenting the original retained marble.

The two plinths will be separated visually by the corner feature.

Conclusion

The National Planning Policy Framework requires that proposed changes to the historic environment are based on a clear understanding of the significance of any heritage asset and their setting and providing information so that the likely impact of proposals can be assessed.

The historical development of the property, its character and appearance have been outlined previously and the scope of the works / interventions detailed and justified.

The National Planning Policy Framework requires consideration of whether the harm to heritage asset is outweighed by the benefits of the proposal.

The building has been the subject of considerable unfavourable and unsympathetic intervention over the recent decades owing to its previous.

There are strong positive social and economic reasons to support the proposed development as a whole.

The assessment of the impact upon the significance of heritage asset has found that the proposed works deliver positive and negative impacts.

There will be some loss of small areas of historic fabric and the introduction of modern materials; however, these interventions have been designed to minimise impacts and have

	<p>been justified.</p> <p>The proposed works retain, protect and enhance more of the historic fabric of the building than the previously approved scheme.</p> <p>The development will assist in delivering a long-term sustainable and optimum viable use for a property which has been vacant for a considerable period of time and has consequently suffered from water ingress and general degradation.</p> <p>On balance, it is considered that the benefits of the development outweigh the harm which in overall terms is considered to fall at the lower end of less than substantial.</p>
8.	<p>Recommendation:</p> <p>Approve Listed Building Consent (start within 3yr)</p>
9.	<p>Conditions:</p> <p>1. The works hereby permitted shall begin not later than three years from the date of this decision.</p> <p>Reason</p> <p>To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>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:</p> <p>Planning Application Form</p> <p>Location Plan – 6 Duke Street, Whitehaven - Planning Portal Reference: PP-14142132v1 Drawing No. DGHW-NOR-XX-ZZ-DR-A-21106 - Proposed West Elevation Drawing No. DGHW-NOR-XX-ZZ-DR-A-21105-C02 - Proposed South Elevation Drawing No. DGHW-NOR-XX-00-DR-A-31322-C03 - Curtain Walling Details</p> <p>Statement to Listed Building Consent Application for works to shopfront plinth. Project Name: Levels Digital and Gaming Hub Project Number: ED3024-0055.</p> <p>Reason</p>

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: C. Harrison

Date : 27.08.2025

Authorising Officer: N.J. Hayhurst

Date : 01/09/2025

Dedicated responses to:- N/A