

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2268/OL1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR INTERNAL REMODELLING OF OFFICE SPACE
3.	Location:	CATHERINE MILL, CATHERINE STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Development Referral Area - 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 <p>This application relates to Catherine Mill, a substantial detached building which is located on Catherine Street. The building is currently used as residential flats and office space. The building has a large car park to the east and is surrounded by residential properties. Catherine Mews surrounds the building to the east, south and west.</p> <p>Catherine Mews is Grade II Listed and situated within the Whitehaven Town Centre</p>	

Conservation Area.

The listing entry states the following:

WHITEHAVEN, CATHERINE STREET, Catherine Mill

(Formerly Listed as: Barracks Mill)

(Previously listed as: Factory building of Dobson & Musgrave, II; and, Factory Building of Dobson & Musgrave, II)*

*II**

Former fireproof flax mill (empty at time of inspection, August 1989; noted converted to flats, Jun. 2016). 1809 (dated rainwater heads and documentary evidence). Coursed limestone; renewed concrete pantiled gable-end roofs. Long range with centrally-placed engine house, possibly the first mill building to have its engine house so positioned and marking an important stage in the development of the textile mill. Four storeys. Seven window bays to either side of slightly projecting pedimented central wing (which contains the engine house), including two loading bays asymmetrically placed. All windows under segmental arches with keystones; renewed casements with glazing bars. Some ground-floor window openings altered. Central doorway (double doors with recessed panels), the pedimented wing with one central window to each floor. Moulded stone cornice. End walls with stone coping and external stack; left-hand return rendered with three windows, the openings narrowed in brick; right return with two windows to each floor treated as to front, those to the left lengthened to form loading bays. 4th floor window set within stack. Blocked circular privy windows, two to each floor. Rear, the engine house projecting one window bay with tall tapering external stack, renewed top course of shaft in brick. Windows as to front, several altered. INTERIOR: central rank of paired iron columns. Quatrefoil in section, with lugs for line shafting. Cast-iron queen-strut roof. Transverse arches below windows to equalise load.

This mill is of national importance. It appears to be the earliest mill to contain a central engine house which was more economical in driving long line shafts. It is also one of the half dozen or so earliest surviving fire-proofed mills. Plan, section and brief discussion in K Falconer and R Thorne's, 'Industrial Archaeology and the RCHME; Industries Archaeology Review (1986), 29-30.

Previous listing: CATHERINE STREET 1. 1814 Factory building of Dobson & Musgrave NX 9717 NW 4/12 II 2. Large, long rectangular building in stone, 4 storeys high, with new roof. 17 windows on each floor, with pediment over the middle 3, all windows with segmental heads. Square tapering chimney in centre of pediment on West side, and lower gabled wing in centre. Once a barracks, but said to have been built between 1811 and 1829 as a linen mill.



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Listing NGR: NX9736417813

PROPOSAL

Listed Building Consent is sought for the internal re-modelling of the office space. The works include:

- The removal of a modern fire wall between the units and the installation of a double door to match the existing doors;
- The removal of the reception counter screen;
- The removal of floor sockets;
- The removal of a glazed screen between the meeting room and toilet;
- Removal of the sanitary partition and installation of a toilet;
- Removal of the kitchenette.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

Description: Catherine Mill is a grade II* listed former fireproof flax mill. It dates from the early 19th century and has also variously been used as a warehouse. It fell out of use in the 20th century, before being converted into flats.

Conclusion: No objection

Assessment:

- The proposal consists of minor alterations to modern features inserted when the building was converted to flats.
- They will not entail any impact on the significance of the building.

National Amenities Society

No response received.

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 this consultation.

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 2021 – 2039 (LP)

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.

The relevant policies are as follows:

Strategic Policy DS1 – Settlement Hierarchy

Strategic Policy DS2 – Settlement Boundaries

Policy DS4 – Design and Development Standards

Strategic Policy BE1 – Heritage Assets

Policy BE2 – Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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

ASSESSMENT

Policies BE1 and BE2 of the LP 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



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	<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. The building is a Listed Building and situated within the Whitehaven Conservation Area.</p> <p>The principle of ensuring that the building has a practical use going forward is supported throughout local and national planning policy. The reconfiguration of the interior of a small section of the building is acceptable to ensure the functionality of the building going forward and should therefore be supported.</p> <p>The works are minimal and include the removal of modern features in order to reconfigure the office area for future use.</p> <p>The Conservation Officer has confirmed that there would be no impact on the fabric of the building.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The Conservation Officer has raised no objections to the proposal and considers that there would not be an impact on either the Listed Building or the surrounding Conservation Area. The works are therefore considered to be in accordance with Policies BE1 and BE2 of the 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 and Conservation Area, 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 29th July 2025; - Site Location Plan, scale 1:1250, received 29th July 2025; - Existing and Proposed Floor Plans, scale 1:50, drawing number 01, received 29th July 2025; - Design, Access and Heritage Statement, written by Green Swallow Architects, received 29th July 2025.	
	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 planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.	
Case Officer: Sarah Papaleo		Date : 29/08/2025
Authorising Officer: N.J. Hayhurst		Date : 01/09/2025
Dedicated responses to:- N/A		