

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/25/2389/0L1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR THE REPLACEMENT OF 5 X TOP HINGED MOCK SASH TIMBER WINDOWS WITH NEW TIMBER CASEMENT WINDOWS AND THE REPLACEMENT OF 1 X EXTERNAL OLD FIRE EXIT DOOR WITH A NEW TIMBER CASEMENT WINDOW
3.	Location:	HIGHFIELD HOUSE, ST BEES ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Listed Building - Listed Building, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES 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 care home located at Highfield House, St Bees Road, Whitehaven. The building is attached to a more modern building all of which forms part of the

Haven Care Home.

The building is Grade II Listed.

The listing entry for the property states the following:

ST BEES ROAD 1. 1814 Greenbank Hotel NX 91 NE 2/128

II 2. Mid-C18 and later. 2 storeys, stucco. Wide front of 5 windows. Doorway of Tuscan 3/4 columns, with entablature and pediment. Later 2 storeyed bay windows (the others are 12-paned sashes).

Listing NGR: NX9765215584

PROPOSAL

Listed Building Consent is sought for the replacement of 5 top hinged mock sash timber windows with new timber casement windows and the replacement of 1x external old fire exit door with a new timber casement window.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

1st response

Description: Highfield House is a grade II listed building, dating at its core to the 18th century. It currently forms part of a care home.

Conclusion: Request further information and design revision

Assessment:

- The existing windows are not sashes, but top-hinged mock sashes.
- They look likely to date from perhaps thirty years ago, and were clearly constructed from low quality timber, which has led to them having a short life.
- They do not look reparable, from the photos, and as they are modern examples, I do believe there is any harm entailed in their replacement.



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- The replacement windows would have the advantage of being sliding sashes where these are mock-sashes, however, in other respects – the use of plastic framing, thick glazed units, and black rubber gaskets, they would have a harmful effect on the building (notwithstanding the condition of the current windows).
- We typically do not approve use of plastic window on listed buildings (or more generally in conservation areas, though this building is not within a conservation area).
- Could I clarify whether it is intended to remove the external fire escape staircase as part of the conversion of the first floor fire door into a window?
- Local Plan policy BE1 requests that applications for works to heritage assets are accompanied by a heritage statement. This could be appended to the design and access statement, and would only need to provide enough detail to allow the potential impact of the proposal on the building's significance to be understood.

Suggestions: I suggest the following options:

- Replace the windows with copies of the existing windows, but constructed from a more durable timber such as Accoya, sustainably sourced hardwood, or Douglas Fir with a linseed oil based paint. This would not require listed building consent.
- Update the details of proposed replacements in this application to timber sliding sashes, which would be appropriate to the building. Slim double glazing is often supported in such windows as a way of providing an improved u-value.
- Consider whether secondary glazing could be use in conjunction with replacement windows. I see from the photos that at least a couple of the windows have shutters inside, which may make this impossible, but if there is the opportunity to add secondary glazing, this can have a big impact on thermal performance compared with single glazing. This would not require listed building consent if there is no impact on internal features such as shutters and panelling.
- Consider installation of insulated curtains. These can provide quite a significant improvement to the coziness of a room at night, and would not need listed building consent.
- Make use of the shutters themselves. Shutters existing mainly to insulate single-glazed windows at night, so if they are present and can be brought into use, this will have an effect.
- If this is part of an overall issue with energy costs at the building, I recommend hiring a specialist to carry out a full appraisal of the building and the ways in which it could be improved, given its listed status. When justifying individual measure to improve the thermal performance of a listed building, making use of a “whole house” approach is good practice.

2nd response

Description: Highfield House is a grade II listed building, dating at its core to the 18th century. It currently forms part of a care home.

Conclusion: No objection

Assessment:

- Following my previous consultation response, updated information has been received.
- The proposed windows will be Sapele hardwood units in a similar style to the existing.
- The existing windows are not significant and are in irreparable condition.
- Although not sliding sashes, which might be more appropriate visually in this location, the proposed windows are similar to the existing, and therefore there is no harm, while also improvement to the performance and condition of the units.

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 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 2001-



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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 desirability of preserving a heritage asset and its setting.

Section 16.2 requires that: *'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'*.

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.

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 Councils Conservation Officer.

The heritage asset significance of the property is principally derived from its physical form/construction. The building is Grade II Listed.

The principle of improving the aesthetics and energy efficiency, therefore ensuring the continued use of the property are supported throughout local and national planning policy. It is therefore considered that the works to restore it should be encouraged in principle.

The initial iterations of plans were considered to be unacceptable due to the proposed use of replacement UPVC windows, causing substantial harm to the fabric and aesthetics of the

	<p>Listed Building.</p> <p>Amended designs were submitted by the Applicant resulting in windows that will be a similar style to the existing and constructed from Sapele hardwood. Whilst sliding sashes would have been preferable, the Conservation Officer considers that the revision of the scheme constitutes no harm, reflecting the existing situation on the property.</p> <p>It is considered that the energy efficiency and continued use benefits are substantial.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The Conservation Officer raised no objections to the amended proposal and considers that there would be no harm to the Listed Building. 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 2021-2039, 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.	<p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="159 1254 1514 1411">1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent. <p>Reason</p> <p>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.</p> <ol style="list-style-type: none"> <li data-bbox="159 1590 1514 1926">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>Application Form, received 18th November 2025; Site Location Plan, scale 1:1250, received 18th November 2025; Window Locations, received 18th November 2025; Window Survey, received 18th November 2025; Window Details Ventrolla, received 2nd February 2026; Design and Access Statement, received 18th November 2025.</p> <p>Reason</p>



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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. All of the replacement windows hereby approved must be of timber construction and retained as such at all times thereafter.

Reason

In order to ensure that the building retains its traditional format and in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

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 : 02/03/2026

Authorising Officer: N.J. Hayhurst

Date : 04/03/2026

Dedicated responses to:- N/A