

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/25/2402/0L1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR CONVERSION OF UPPER FLOORS TO CREATE 3 NO NEW FLATS, INCLUDING ASSOCIATED ALTERATIONS
3.	Location:	51 ROPER STREET/14 COATES LANE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, Coal - Standing Advice - 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:	<p>SITE AND LOCATION</p> <p>This application relates to the building which occupies a corner plot at the junction between 51 Roper Street and 14 Coates Lane, Whitehaven.</p> <p>The building is Grade II Listed and situated within the Whitehaven Conservation Area.</p> <p>The listing entry for 51 Roper Street and Coates Lane states the following:</p>

Statutory Address:

51, ROPER STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Cumberland (Unitary Authority)

Parish:

Whitehaven

National Grid Reference:

NX 97286 18021

Details

ROPER STREET 1. 1814 (South West Side) No 51 NX 9718 SW 6/126

II 2. Probably circa 1770. 3 storeys, with fluted Greek pilasters at corners. Centre panelled door in fluted pilastered doorcase with plain frieze and cornice. 4 sash windows on ground floor and 5 on each upper floor, all in moulded frames with sills and small aprons.

Listing NGR: NX9728118020

PROPOSAL

This application seeks full planning permission for the conversion of the upper floors to create three new flats including the associated alterations.

Externally, the proposal includes the addition of a single roof light on the south east elevation.

Internally, the proposal includes some alterations to the layout to create the flats. The central stairwell will be retained for access to each of the flats with flat 2 including its own internal staircase to access the bathroom on the first floor.

Flat one includes two bedrooms, a bathroom, living room and kitchen.

Flat two includes one bedroom, and office, store, kitchen/dining room and bathroom.

Flat three includes two bedrooms, a store, kitchen and sitting/dining room.

There is no off street parking specified for the application.

This application has been submitted in tandem with a Full Planning application for the same development (application reference 4/25/2401/0F1 relates).



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CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation Officer

Conclusion: No objection

Assessment:

- The interior photos provided show that the building appears to have been stripped of virtually all significant features over the course of repeated rounds of redecorating and alteration over a long period of time.
- There is some significance in the layout of rooms and the ways they connect together.
- I would view the alterations required, in the form of altered and additional internal openings, the removal of a staircase, and the addition of a roof light externally, to entail a low level of less-than-substantial harm to the significance of the building.
- Given that the building contains a shop at ground floor level, the proposed use would appear to be optimal, and I am supportive of the proposal to bring the building back into use.
- I would therefore consider the low level of harm to be justified, as this will secure the future of the building with only a relatively low impact on the fabric.
- I would anticipate negligible impact on the character and appearance of the conservation area, and on the settings of nearby heritage assets, as the external appearance of the building will be negligibly altered (only by addition of a conservation style rooflight). Bringing the building back into use and externally redecorating as needed will itself serve as an enhancement to the conservation area

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 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 2001-2016.

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*



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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 Conservation Officer of the Council.

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.

The external works are minimal and include the addition of a Conservation Style roof light only. Internally, the layout of the building will be altered to accommodate the three flats.

The Conservation Officer remarked that whilst there is some significance in the layout of the rooms and the ways they connect together, the alterations entail a low level of less-than-substantial harm to the significance of the building. Given the longevity of the future use, the low level of harm is considered to be justified and the impact on the fabric of the building is relatively low.

In order to ensure that the traditional aesthetic of the building is protected, the roof light must be of a Conservation Style. A suitably worded planning condition is considered to be justified in order to ensure that this is carried out and retained.

No objections were raised from statutory consultees.

Planning Balance and Conclusion

The Conservation Officer raised no objections to the proposal and considered that there would be a negligible impact on both the Listed Building and the surrounding Conservation Area. The works are therefore considered to be in accordance with Policies BE1 and BE2 of the Local Plan.

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.

8. **Recommendation:**

Approve Listed Building Consent (start within 3yr)

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 24th November 2025;

Site Location Plan, scale 1:1250, received 24th November 2025;

Proposed Ground Floor Plan, scale 1:50, drawing number Tent-SK-005C, received 24th November 2025;

Proposed First Floor and Loft Plan, scale 1:50, drawing number Tent-SK-006F, received 24th November 2025;

Existing and Proposed Elevations, scale 1:100, drawing number Tent-SI-003A, received 24th November 2025;

Design, Access and Heritage Statement, Revision B, received 24th November 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.

3. The proposed roof light must be of a Conservation type design and must be retained as such at all times following installation.

Reason

In order to ensure that the surrounding Conservation Area and Listed Building are maintained and in accordance with Policies BE1 and BE2 of the Copeland Local Plan.



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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 : 11/03/2026
Dedicated responses to:- N/A	