

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2030/0L1
2.	Proposed Development:	LISTED BUILDING CONSENT FOR INSTALLATION OF A BLUE PLAQUE TO THE FRONT OF THE BUILDING
3.	Location:	OLD CUSTOMS HOUSE, WEST STRAND, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 3, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change, Key Species - POTENTIAL AREA for the Small Blue
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	The Application Site comprises Old Customs House, West Strand, Whitehaven. The building is Grade II Listed. The listing entry of the building states the following:

C18. 3 storeyed, stuccoed, old slate roof, cornice and frieze, pilasters at centre and ends of facade. 8 windows across the front; the 3 bays to the left are symmetrical, with centre segmental headed carriage entrance. The 5 bays to the right are also symmetrical, a centre porch with slender reeder 3/4 columns with frieze and cornice. All windows are 12-paned, all in wellmoulded architraves but the square windows on the top floor have been renewed.

The building benefits from a limited curtilage to the rear.

A car park is located to the rear of the building; however, this is owned/occupied separate to Old Customs House.

The building is located in Flood Zone 3 and benefits from flood defences.

PROPOSAL

This application seeks Listed Building Consent for the installation of a blue plaque to the front of the building.

The plaque is round in shape and would be constructed of cast aluminium. Its purposes is to describe the previous use of the building and its historical importance. It is to be commissioned and installed by the Whitehaven Heritage Action Group.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Conservation and Design Officer

Conclusion: No objection

Assessment:

- Though little or nothing of significance survives in its interiors, beyond the general layout, the Old Customs House, by virtue of its age and importance to the functioning of the port, remains one of Whitehaven's more significant buildings.
- It was purpose-built from 1693-5 to replace the earlier customs house, which had been located on King Street (which was, until 1687, called Custom House Street).
- The blue plaque will serve to allow its significance to be better appreciated by passers-by.

Whitehaven Heritage Action Group

No response received.

National Amenities Society

No response received.



Cumberland Council

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:

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)

	<p>ASSESSMENT</p> <p><u>Impact on Heritage Asset</u></p> <p>Policies BE1 and BE2 of the LP seek to protect, conserve and where possible enhance listed buildings and their settings.</p> <p>The LBCA sets out a clear presumption that gives considerable importance and weight to the 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>The application is supported by a Heritage Assessment which sets out that the sign would mark the historical importance of the Old Custom House in Whitehaven`s history as a major port.</p> <p>The proposed works are modest and involve the installation of a small plaque measuring 400mm to the right of the door number on the front elevation of the building.</p> <p>The Conservation Officer considers that the completed works are justified and will serve to allow the historical significance of the Old Custom House to be better appreciated by passers-by.</p> <p>The development is considered to be in accordance with the provisions of the development plan when taken as a whole and satisfies the tests and guidance set out in the LBCA and the NPPF.</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 be commenced before the expiration of three years from the date of this consent.</p> <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>



**Cumberland
Council**

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 January 2026;
Site Block Plan, scale 1:500, received 29th January 2026;
Proposed Plaque detail, received 29th January 2026;
Heritage Statement, received 29th January 2026;
Design and Access/Heritage Statement, received 29th January 2026.

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 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 : 18/03/2026

Authorising Officer: N.J. Hayhurst

Date : 23/03/2026

Dedicated responses to:- N/A