

Birchtree Developments Ltd  
Ola Luest  
Llanfyllin  
SY22 5NA

Please Contact: Sarah Papaleo  
Officer Tel No: 07799131864  
My Ref: PAA/21/0081  
Date: 1 December 2021

Dear Sir/Madam

**17 IRISH STREET, WHITEHAVEN  
CHANGE OF USE TO RESIDENTIAL**

I refer to your request for pre-application advice which was received on 4<sup>th</sup> November 2021.

I have now had an opportunity to review the site on the Councils GIS mapping system and the information submitted as part of the enquiry. I would advise that planning permission would be required for your proposal for the change of use of 17 Irish Street from a medical surgery to a residential dwelling.

This is due to its status as a Grade II Listed building. Had the building not been Listed, the conversion would not have required Planning Permission as it would have been Permitted Development under Class MA of the General Permitted Development Order 2015.

Any planning application would be assessed under the following policies contained within the adopted Copeland Local Plan 2013 – 2028:

Policy ST1 – Strategic Development Principles  
Policy ST2 – Spatial Development Strategy  
Policy SS1 – Improving the Housing Offer  
Policy SS3 – Housing Needs, Mix and Affordability  
Policy SS4 – Community and Cultural Facilities and Services  
Policy ENV4 – Heritage Assets  
Policy DM10 – Achieving Quality of Place  
Policy DM11 – Sustainable Development Standards  
Policy DM13 – Conversion of Buildings to Residential Use within Settlement Limits  
Policy DM21 – Protecting Community Facilities  
Policy DM22 – Accessible Developments  
Policy DM27 – Built Heritage and Archaeology

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

[http://www.copeland.gov.uk/sites/default/files/attachments/copeland\\_local\\_plan\\_2013\\_2028.pdf](http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf)

The Borough's Strategic Development Principles are set out in Policy ST1 where the definition for the creation and retention of quality places is on high quality design and the reuse of existing buildings. Policy ST2 designates Whitehaven as Copeland's Principal Town, where the majority of development should take place. Policy DM10 seeks to achieve a high standard of design. Policies ENV4 and DM27 protect the Borough's built heritage assets.

The proposal is for the conversion of the existing medical surgery to a single residential dwelling. Planning Permission is required for this conversion. Policies ST1, ST2 and DM13 within the Copeland Local Plan encourage the re-use of existing buildings within the confines of the settlement boundary and therefore the principle of the development is considered to be acceptable, subject to a number of criteria:

- A Adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property;
- B Off street car parking is provided in accordance with parking standards;
- C Adequate and appropriate external amenity space is provided;
- D The conversion works conserve the character of the building;
- E No alterations or associated works create amenity problems for residents of adjacent properties.

Further details would be required to provide an assessment of the conversion in relation to these criteria.

Policies SS4 and DM21 seek to protect local services, therefore a full justification for the loss of the Doctor's surgery would be required to accompany the planning application to meet the requirements of these policies.

Listed Building Consent is also likely to be required for the conversion if it involves any internal or external works to the existing building. For advice on the Heritage aspect of this conversion and the suitability of proposals, please contact our Conservation Officer, Samuel Woodford at [Samuel.woodford@copeland.gov.uk](mailto:Samuel.woodford@copeland.gov.uk).

Should you require any further information, please do not hesitate to contact me at [sarah.papaleo@copeland.gov.uk](mailto:sarah.papaleo@copeland.gov.uk).

<b>Response prepared by:</b>	<b>Date:</b>
S. Papaleo Development Management – Planning Officer	1 <sup>st</sup> December 2021
<b>Response checked by:</b>	<b>Date:</b>
N.J. Hayhurst Head of Planning & Place	06 <sup>th</sup> December 2021

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.