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Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria CA28 7SJ

tel: 0845 054 8600
fax: 01946 59 83 03
email: info@copeland.gov.uk
web: www.copeland.gov.uk

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Rendell

Company Name

Address

Address line 1

115 Main Street

Address line 2

Cumbria

Address line 3

Cumbria

Town/City

St Bees

Country

United Kingdom

Postcode

CA27 0AA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposal is to install a wood burning stove in the family room at the rear of the property. This will require a new penetration to be made through the gable end wall to accommodate the flue, which will track up the external face of that wall. Further details are given by the Design and Access and Heritage Statement.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

PP-10167903 is the most recent application, which describes various damp remediation measures.

Prior to the above application, an application was accepted in relation to the property's chimney cowl.

The above applications are not related to this proposal, which is for the installation of a wood burning stove in the family room at the rear of the property.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the Design and Access and Heritage Statement.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Floors

Existing materials and finishes:

Carpet on top of concrete floor.

Proposed materials and finishes:

A triangular section of carpet will be removed to accommodate a new black limestone hearth. The black cast iron stove will sit on top of this.

Type:

External walls

Existing materials and finishes:

A core through the external wall is required to accommodate the twin wall flue system associated with the stove. The wall is of sandstone construction, with cement render on the outside and modern gypsum plaster on the inside.

Proposed materials and finishes:

The twin wall flue system will be made from stainless steel and finished in black.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

listed building consent - design and access and heritage statement 115 Main Street_August 2022.doc

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email to James Rendell 26/1/2022

Date (must be pre-application submission)

26/01/2022

Details of the pre-application advice received

An extract from the email is as follows:

"Regarding the family room stove, it would be helpful to have a photo of the inside and outside of the wall (i.e. the back of the house) with the location of the new hole indicated, and a spec sheet or image of the proposed flue, so we can see what it looks like and where it will be. Additionally, it would be really handy to have a product sheet for the stove, and some indication of what will be needed internally in terms of hearth/fireplace insertion – probably a summary in the design and access statement would be fine for this. Having seen the room, I'm aware that it's not stuffed with antique panelling or plasterwork and is probably quite suited to having a stove put in, but for the purposes of having a record on the application, it would still be needed.

Hope this is a help. Please let me know if I can offer any other advice."

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner: ***** REDACTED *****
House name: Orchard House
Number: 115
Suffix:
Address line 1: 115 Main Street
Address Line 2:
Town/City: St Bees
Postcode: CA27 0AA
Date notice served (DD/MM/YYYY): 26/01/2022
Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

James

Surname

Rendell

Declaration Date

29/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Rendell

Date

29/08/2022