

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Two-storey extension

Address: 4 Ellerbeck Barns, B5345, Egremont

Reference: 4/24/2153/0F1

Date: 03/06/24

Description: 4 Ellerbeck Barns is a traditional red sandstone barn conversion. It is not listed and not within a conservation area, although is located a short distance from Ghyll Farm and Cottage, which are grade II listed. It makes a contribution to their setting.

Conclusion: No objection

Assessment:

- This proposal is for a modest extension, extending the footprint of the main part of the dwelling along the same lines.
- I would view the extension as having a minor impact on the significance of the building. It appears that the external stair case on the end is an original or early feature. I do not have a date for the barn itself, but presume it is 19th century. I would view the loss of this staircase as a minor level of harm, but one that should be taken into consideration.
- The impact on the setting of Ghyll Farm and Cottage also appears to be minor, which no change to the roof line, but a closing of the gap and a change in materials. I do not find this changes to amount to anything more than less-than-substantial harm of a very low level, mitigated by the attractive material palette and justified by the utility the extension will provide.

Relevant Policies and Guidance:

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need “in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest” [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-

substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

The former Copeland Borough Council's Local Plan contains a number of relevant policies:

- Local Plan Policy ST1C(ii) highlights the importance of protecting, enhancing and restoring the Borough's cultural and heritage features and their settings.
- ST1D emphasises the council's commitment to creating and retaining quality places.
- ENV4A stresses the importance of protecting listed buildings, conservation areas and other features considered to be of historic, archaeological or cultural value.
- ENV4B outlines support for heritage-led regeneration, ensuring assets are put to appropriate, viable and sustainable uses.
- ENV4C aims to strengthen the distinctive character of settlements through high quality urban design and architecture that respect character and setting.
- DM10 emphasises the need for high quality design and quality places. Part B requires design to respond to local character at multiple scales, paying attention to plot size and arrangement, massing and scale, interstitial spaces, and materials. Part C requires the incorporation of existing features such as landscape and vernacular style.
- DM15A – Part D outlines the need, in converting a rural building to residential use, for the proposal to preserve the essential character of the building and its surroundings. In this regard, existing features of interest and external facing materials should be retained.
- DM27A outlines support in principle for developments that “protect, conserve and where possible enhance the historic, cultural and architectural character of the borough's historic sites and their settings”.
- DM27D highlights the necessity of avoiding disrespectful alterations, substantial demolition, adverse effects on setting or views, or changes of use that harm the conservation or economic viability of a listed building.

Sammy Woodford,

Conservation and Design Officer