

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Alterations to form ensuite bathroom within main house and reinstatement of cottage as annex, including increased height of existing ground floor store, new window opening and proposed access ramp

Address: Ghyll Farm, B5345, Egremont

Reference: 4/23/2140/0F1 and 4/23/2141/0L1

Date: 12/06/23

Description: Ghyll Farm and its attached cottage are grade II listed. They appear to be early 19th century, and were connected via a link structure in the early 20th century. The cottage is vacant, while the house, which has until recent years been neglected and historically stripped of most features, has been refreshed.

Conclusion: Request further information and design revision

Assessment: The following works are proposed:

- Conversion of a bedroom in the main house into a bathroom.
 - I believe the interior of the house has long-since lost any features of significance, but for the avoidance of doubt, the D, A & H statement (the purpose of which is to state the significance of anything affected, the likely impact of proposals on that significance, and the justifications and mitigations employed as relevant) should be updated to include one or two photos.
- Raising height of cottage lean-to in order to form kitchen.
 - This could be considered to entail less-than-substantial harm to the character and appearance of the cottage, although I would view it as being negligible if executed well.
 - New masonry should match existing as far as possible, and care should be taken to match the pointing to the existing.
 - I recommend use of a hot lime based pointing, avoiding cement and natural hydraulic lime (NHL).
- New timber sliding sash windows to cottage front and side elevations.
 - I request a detail drawing for the replacement windows and doors, showing thicknesses and profiles, spec of glazed units etc.
 - I recommend use of slim double glazing where possible (e.g. 12 or 14mm units as opposed to the more common 20 or 24mm).
- New uPVC window and patio doors to cottage rear elevation.
 - If existing windows are timber, replacement windows should also be timber.
 - If the existing windows are uPVC, a note should be added to the D, A & H statement pointing this out and justifying use of the same rather than timber.
 - Of note on this point is that the uPVC window in the main house were allowed after it was demonstrated that LBC had previously been granted for aluminium double glazed windows to be installed (the units then being replaced).

- I request a detail drawing for the replacement windows and doors, showing thicknesses and profiles, spec of glazed units etc.
- I recommend use of slim double glazing where possible (e.g. 12 or 14mm units as opposed to the more common 20 or 24mm).
- New conservation style rooflights to cottage lean-to and link structure roofs.
 - I may be mistaken but the proposed plan and elevation drawings don't seem to match up in this respect
 - The proposed first floor plan shows two new rooflights over the rear elevation of the link roof pitch, but these are not shown on the proposed rear elevation drawing
 - The two proposed rooflights for the raised lean-to should probably either be dashed in on the plan where the void is shown, or the roof of the lean-to shown (as the link structure's roof is shown, probably the lean-to's roof should also be shown as a horizontal cut would pass above it, unless the cut line is actually staggered)
 - It would be helpful if a spec or quotation sheet for the proposed units could be included in the application docs.
- In addition to the above, it would be useful to have a brief comment on the manner of the service penetrations. The locations of these are indicated on the plan. If this entails drilling holes through the fabric to run services, this should be commented upon.
- It would be helpful to have a spec sheet or similar highlighting the proposed handrail.
- Detail of proposed external paving should be provided as part of the material palette for the proposals.
- If proposing external render, there is potentially change proposed to the external appearance and also the fabric's performance with respect to moisture.
 - More detail should be provided on this external insulation, including products and laying. Will there need to be any changes to the eaves detailing of the roof? A detail section showing this junction should be provided to clarify any such changes.

Summary

- I am supportive of the principle of this development, and of most of the execution, which I think will preserve its essential character.
- I would be grateful if the application could be expanded to comment on the above points, and to account for the suggested tweaks.

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 listed 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