

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: 27/09/23

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: No objection

Assessment: I previously requested more information and some alterations to the design. Since then, updates have been received that address my earlier points:

- If existing windows are timber, replacement windows should also be timber.
 - Rear aspect and link volume windows have been respecced to timber.
 - It would be helpful if a spec or quotation sheet for the proposed rooflights could be included in the application docs.
 - Spec sheet for the rooflights has been supplied.
 - It would be helpful to have a spec sheet or similar showing the proposed handrail.
 - Updated information has been provided on the design of the new handrail.
 - Detail of proposed external paving should be provided as part of the material palette for the proposals.
 - Local sandstone is proposed for the external paving.
 - More detail should be provided on the extent and detailing of external insulation, including products and layering. Will there need to be any changes to the eaves detailing of the roof?
 - New render will be replacement for existing render.
 - The external insulation has been omitted.
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- Additionally, an error in the position of a window has been corrected in the drawings.

Summary:

I am satisfied that the clarification and details provided on these points address my previous questions, and am supportive of the proposal.

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 emphasizes 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