

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Outline application with all matters reserved for the erection of 1 dwelling on land to the east of Rheda Cross

Address: Land to the East of Rheda Cross, Rheda Park, Frizington

Reference: 4/24/2104/001

Date: 23/04/24

Description: This plot is a wooded area to the east of the former site of Rheda mansion, a large country house now occupied by a bungalow

Conclusion: No objection

Assessment:

- The site is close to various surface remains from the landscaping of the demolished Rheda mansion. These remains should be considered a non-designated heritage asset. Their full extent is unknown, however the historic map data and my own observations from site visits suggest that these remains would not be directly affected by the development. They will be indirectly affected in the form of impact on their setting, and I would consider this a low level of harm, mitigated through the retention of trees and landscaping to the west side of the proposed dwelling.
- There will be some small loss of trees in the site, which form part of the setting of the remains of Rheda mansion and the wider setting of the scheduled and listed Cross Lacon, located approx. 50m SSE of the proposed dwelling. I would view this as having a negligible impact on the settings of the heritage assets.
- In summary, I have no objection to the principle of developing a new dwelling as shown in the indicative plan.

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. 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).

Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)

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.
- 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.
- 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".
- DM27B: "Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted".
- 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.

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