

**CUMBERLAND COUNCIL**  
**CONSULTATION RESPONSE**

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**Proposal:** Prior notification application for the demolition of farmhouse; attached barn building; coach house; and outbuildings

**Address:** High Lingbank, Gosforth

**Reference:** 4/24/2019/OF1

**Date:** 08/02/24

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**Description:** High Lingbank is a former farmstead, likely dating from some time between the late 17<sup>th</sup> and early 19<sup>th</sup> centuries.

**Conclusion:** Objection

**Assessment:**

- These buildings clearly have substantial maintenance needs, which appear to be as a consequence of a long term lack of preventative maintenance and underinvestment in remedial maintenance.
- By virtue of being a historic farmstead, with some historic and aesthetic value, this farmstead is cultural heritage. Good practice for cultural heritage maintenance suggests that the preservation and enhancement of those heritage values should be prioritised.
- I do not see any fundamental reason why this farmstead could not be brought back into use with investment.
- Given that demolition would entail total loss, the option that would best preserve the heritage asset, putting it to viable use, would appear to be to find a way to modernise it.
- I am not able to say from the submission that the buildings lack heritage value, or that they do not lend themselves to being brought back into use.

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**Relevant Policies and Guidance:**

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...”

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 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.
- 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".

Sammy Woodford

Conservation and Design Officer