

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: works associated with material change of use of agricultural barn to residential use and associated works to incorporate remainder of barn into existing residential property & creation of self-contained annex within lower floor; and installation of solar panels on rear roof slope

Address: Orchard Brow Barn, Hardgates Road, Haile

Reference: 4/23/2196/0F1 & 4/23/2197/0L1

Date: 17/11/23

Description: Orchard Brow Barn is an early 19th century bank barn, listed for group value along with Orchard Brow, the farmhouse to the north now in separate ownership. Its south end has already been converted to residential, although the pattern of fenestration then used has not preserved the character of the building well.

Conclusion: No objection (condition suggested)

Assessment: Thank you for the updated information for this application.

- Retention of shutters;
 - Elevation drawings have been amended to show retention of shutters on larger openings on West elevation
- Timber lintels;
 - Concrete is specified for lintels to new openings, or where existing timber is found to require replacement.
- Internal lining;
 - Insertion of the blockwork creates a vented cavity wall behind, and so this is not just an insulated dry-lining system over the red sandstone.
 - Creation of a perfectly flat interior surface is at odds with the character of the stone, but not achievable with the system proposed, which has been specified as a compromise between practicality and efficiency. Internal wall finish behind
- Installation of insulated concrete floor;
 - Relating to the margin with the road, possible a gravel strip, if it even could be inserted, would have the opposite effect to desired due to the road camber and would cause water to drain to the wall base, unless additionally pumped, which would be quite a significant addition given there's not an obvious need for it.
 - The two-skin blockwork solution proposed for the wall seems likely to prevent this becoming a problem, but if it is, perhaps external works at the road edge would be better addressed at the future time, subject to a clear need.
- Replacement of section of barn upper ground floor;
 - The cavity is to be vented using existing clay ventilation ducts within the fabric.
 - A Level II report has been included, and I am aware of the Historic Environment Officer's comment regarding the quantity of scaffolding meaning that this requires revision. However, for the purposes of depicting the suspended upper ground floor, I believe the included photos are adequate.

- Installation of PV array in the eastern roof pitch;
 - Initial evidence suggests that the PV array will be economical. The roof structure is adequate, initial inverters to be placed on block walls with surface ducted cabling, and store area for control units.
 - I suggest the use of a condition to be discharged prior to the completion of the roof, clarifying the intention to install a PV array, and confirming its main details.
- Installation of services to barn;
 - Heated services will be continued from the main house through the blockwork walls.
 - An image of the external vent has been provided, and appears to be subtle and suitable.

Summary:

The revision addresses all of my previous questions, although there appears to remain some uncertainty about the details of the PV system, subject to a specialist’s assessment.

I suggest that a condition (see highlighted, above) to be discharged prior to the completion of the roof would allow a decision to be taken as to whether to install a PV array or finish the roof in slate, and if the former, what its specification will be.

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