

**CUMBERLAND COUNCIL
CONSULTATION RESPONSE**

Proposal: Conversion to Air BnB and rear extension

Address: 7 Hilton Terrace, Whitehaven

Reference: 4/23/2243/OF1

Date: 14/09/23

Description: This is a mid-terraced 19th century house located within Whitehaven conservation area

Conclusion: No objection

Assessment: This is a non-designated heritage asset with a modest level of significance, which is primarily an asset in terms of its group membership. The frontage of this building and its neighbours makes a characterful impression on the street, although character has been eroded by the familiar combination of surfacing loss, plastic fenestration, pebble dashing and satellite dishes.

The change of use is unlikely to have an impact on the character and appearance of the conservation area, except through intangible erosion of the cumulative sense of people calling the place home. While this is nonzero, I can't place a value on it beyond assuming it is small enough to be considered negligible in this case.

The works to the rear aspect of the building will entail harm to the asset itself, and harm to the row as a whole by eroding the characteristic building form of projecting outriggers. However, this will be essentially concealed from the conservation area.

In summary, I would advise against disrupting the pattern of outriggers to the rear, and instead on fenestrating the building using two-over-two timber sliding sash windows and a timber front door, however that is my recommendation only. I am glad that the proposal includes redecorating the frontage, as it definitely needs it, and would also suggest it may be beneficial to replace the rainwater goods with black cast iron effect ones, and investigate whether the aerials on the roof can be dispensed with.

I would draw attention to our Conservation Area Design Guide, which is accessible from our conservation documents webpage. [Conservation and Design Documents and Guidance](#)

Relevant Policies and Guidance:

Section 72 of the 1990 Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area."

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).

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.

Referring to assets in a conservation area, NPPF para. 207 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 201) or less-than-substantial harm (under paragraph 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.
- 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”.
- DM27C outlines the restriction in principle of development within conservation areas to that which preserves or enhances the character or appearance of the area.

The Conservation Area Design Guide is a supplementary planning document adopted in 2017 that is a material consideration in the determination of planning applications within conservation areas in the legacy Copeland area. It is therefore applicable to this application.

Sammy Woodford

Conservation and Design Officer