

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

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**Proposal:** Installation of a new CCTV column in the place of an existing street signage/ lighting column

**Address:** Junction at Lowther Street/King Street, Whitehaven

**Reference:** 4/24/2093/OF1

**Date:** 30/04/24

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**Description:** At present, a camera is mounted on the top corner of the former Burton's store. An electrical box supplying the camera is mounted adjacent to the building at street level. A free-standing signage pole exists in the middle of King Street adjacent to the junction. Burton's is not listed, but is within Whitehaven conservation area.

**Conclusion:** No objection

**Assessment:**

- Removal of the existing CCTV camera from Burton's will have a small positive impact on this heritage asset, the settings of nearby assets, and the character and appearance of the conservation area as it is an unattractive piece of street clutter.
- The proposal to replace the existing signage pole with a new one that supports the signage and also contains the electrical supply and camera will have a minor negative impact on the nearby heritage assets and the character and appearance of the conservation area as it is larger. This has been mitigated by selection of a reasonably sympathetic pole design in a black colour, and justified by the need to maintain CCTV provision.
- Additionally, this allows removal of the nearby street-level electrical box, which will have a small positive impact.
- Overall, I would consider this change to have a neutral or slightly beneficial impact on the nearby heritage assets and the conservation area.

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**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.

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)

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 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.
- 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