

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Prior notification application for demolition of farmhouse and attached cottage

Address: Longlands Farm, Gosforth

Reference: 4/24/2016/OF1

Date: 01/02/24

Description: Longlands Farm and Cottage are a pair of historic buildings located at right angles to one another. They are likely to date from sometime between the late 17th and early 19th centuries.

Conclusion: Objection

Assessment:

- Though these buildings do not appear to be of especially high significance, there is no heritage assessment with the application, and the range of photographs is limited.
- It is apparent from historic maps and aerial photography that there used to be a larger house on the east side of the yard opposite the house, and a smaller structure and a Dutch barn to the west. These structures were all in existence as of the 1961 map, and have been demolished more recently.
- The survey report highlights that the property is in adequate condition, though requires complete modernisation.
- 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.

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 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.
- 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”.

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