

**CUMBERLAND COUNCIL
CONSULTATION RESPONSE**

Proposal: Alterations to form ensuite bathroom within main house and reinstatement of cottage as annex, including increased height of existing ground floor store, new window opening and proposed access ramp

Address: Ghyll Farm, B5345, Egremont

Reference: 4/23/2140/0F1 and 4/23/2141/0L1

Date: 03/08/23

Description: Ghyll Farm and its attached cottage are grade II listed. They appear to be early 19th century, and were connected via a link structure in the early 20th century. The cottage is vacant, while the house, which has until recent years been neglected and historically stripped of most features, has been refreshed.

Conclusion: Request further information

Assessment: I previously requested more information and some alterations to the design. Since then, updates have been received in the following areas:

- Conversion of a bedroom in the main house into a bathroom.
 - The design, access and heritage statement has been updated to provide more clarity on the lack of sensitivity of the area of the proposed opening.
 - This will require removal of some historic fabric, but I would view its sensitivity as being low and the increase in useability of the cottage will enhance its use and therefore long term viability.
- New timber sliding sash windows to cottage front and side elevations.
 - Details have been provided – these match those of the main house frontage but with the omission of horns
- New uPVC window and patio doors to cottage rear elevation.
 - **If existing windows are timber, replacement windows should also be timber.**
 - Of note on this point is that the uPVC window in the main house were allowed after it was demonstrated that LBC had previously been granted for aluminium double glazed windows to be installed (the units then being replaced).
 - Timber would be part of a more sympathetic palette of materials for the building. We do not support use of plastic in listed buildings, but were previously unable to able to resist its use at the back and sides of the main house as listed building consent had previously been granted for use of aluminium.
 - I appreciate that the link structure itself is modern (perhaps 1970s), so would be prepared to look at a suitably coloured aluminium framed solution for its rear, but would suggest timber as a first option.
- New conservation style rooflights to cottage lean-to and link structure roofs.
 - Drawings have been updated to show rooflights consistently between views.
 - **It would be helpful if a spec or quotation sheet for the proposed units could be included in the application docs.**

- Details on service routing have been provided.
- **It would be helpful to have a spec sheet or similar showing the proposed handrail.**
- **Detail of proposed external paving should be provided as part of the material palette for the proposals.**
- If proposing external render, there is potential change proposed to the external appearance and also the fabric's performance with respect to moisture.
 - **More detail should be provided on the extent and detailing of external insulation, including products and layering. Will there need to be any changes to the eaves detailing of the roof?**

Summary

- I am supportive of the principle of this development, and of most of the execution, which I think will preserve its essential character.
- Some of my previous points have been addressed, but some have not, so I request the updated information listed above in bold text.

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