

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Replace whole of shop front single glazed wooden windows and door with double glazed uPVC

Address: 31 Lapstone Road, Millom

Reference: 4/24/2331/0F1

Date: 22/10/24

Description: 31 Lapstone Road is a small, symmetrical two-storey building likely dating from the late-19th century. It is used commercially, with a central recessed doorway and tiled step beneath a mullioned paired sash window on the first floor, with gable over.

Conclusion: Request design revision

Assessment:

- Being a traditional building with shop frontage within the conservation area, both our Conservation Area Design Guide and Shopfront Design Guide supplementary planning documents, which are a material consideration in such planning decisions, should be consulted and inform proposals.
- We would expect replacement shop front windows and doors here to be of timber construction. This should be specified from a durable timber that will be rot resistant, and kept regularly painted. We would be supportive of double-glazing or secondary glazing, however.
- It also appears that this would be a perfect opportunity to improve the appearance of the building frontage by reinstating the elements of a shopfront that have been lost – pilasters, a fascia above carrying the signage, and a stallriser below each windows. Thought should be given if it hasn't already to whether this is viable.
- Until the 31st October 2024, Cumberland Council is accepting applications for building facelift grants of 50% of costs up to £5000, however, time is now very short. Contact highstreetgrants@cumberland.gov.uk for clarification.

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 139 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 203 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. 205 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. 208).

Paragraph 209 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. 212)

Referring to assets in a conservation area, NPPF para. 213 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 206-7) or less-than-substantial harm (under paragraph 208).

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 former 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.
- ENV4C aims to strengthen the distinctive character of settlements through high quality urban design and architecture that respect character and setting.
- 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.

The Shopfront Design Guide is a supplementary planning document adopted in 2021 that is a material consideration in the determination of planning applications involving works to a shopfront.

Relevant local conservation and design guidance can be found at [Conservation and Design Documents and Guidance](#)

Sammy Woodford

Conservation and Design Officer