

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

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**Proposal:** Application to determine if prior approval is required for solar pv installation on the roof area

**Address:** Tactical Research Facility, Griffin Park, Seascale

**Reference:** 4/24/2368/OF1

**Date:** 26/11/24

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**Description:** Griffin Park is a modern industrial complex located just north of Sellafield

**Conclusion:** No objection

**Assessment:**

- I am not able to comment on whether prior approval is required here.
- I note there are heritage assets within the vicinity.
  - Yottenfews Farm House and Barn are non-designated heritage assets located approximately 200m to the west of the building. I do not anticipate any impact on their setting from the proposal.
  - Sella Park, which is grade II listed, is located approximately 200m to the north of the building. I do not anticipate any impact on its setting.

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**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 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)

The Copeland area's Local Plan contains a number of relevant policies:

- BE1 provides for the preservation and enhancement of built heritage assets by:
  - Giving great weight to the conservation of Copeland's designated heritage assets when decision making;
  - Ensuring that new development is sympathetic to local character and history;
  - Supporting proposals that increase the enhancement, promotion and interpretation of Copeland's architectural and archaeological resources;
- BE2 states that development should preserve or enhance designated heritage assets (or important archaeological sites) and their settings. The more important the asset, the greater weight that will be given to its conservation. Proposals that better reveal the significance of heritage assets will be supported in principle. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification.
- BE4 refers to non-designated heritage assets, saying that development should preserve or enhance such heritage assets and their settings. Proposals that better reveal the significance of heritage assets will be supported in principle. Proposals affecting non-designated heritage assets or their settings should demonstrate that consideration has been given to their significance.
- DS4 outlines the Council's expectation that all new development will meet high-quality design standards that contribute positively to the health and well-being of residents.
- DS5 refers to the importance of achieving good standards of design in both hard and soft landscaping.

Sammy Woodford

Conservation and Design Officer