
From: No Reply Web
Sent: 27 May 2025 12:04
To: Development Control
Subject: Comment from Online Planning System

Reference: 4/24/2268/OL1
Submitted on Tuesday, 27 May 2025 - 11:03am Submitted values are:

Application: 4/24/2268/OL1
Name: Ross Anthony
Address: Historic Buildings and Places (AMS), The Courtyard, 37 Spital Square
Email:
Comments:
FAO: Sara Papaleo

Address: 46 LOWTHER STREET, WHITEHAVEN
Application Ref: 4/24/2268/OL1 (re-consultation May 2025)

Proposal: listed building consent for alterations comprising the replacement of rear basement door with a sash window, creation of front basement covered light-well with enlarged window. Alteration to the design and positioning of the main staircase and the re-introduction of an internal staircase to the basement. Internal basement refurbishment to return it to a habitable standard and the removal of a 1st floor wall.

Statutory Remit: Historic Buildings & Places (HB&P) is a consultee for Listed Building Consent applications, as per the Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P about the amended and additional information submitted for the above application for listed building consent. HB&P previously objected to the application due the harmful nature of the alterations proposed, principally the issues related to the removal and redesign of the stairs.

While we note the changes at basement level and the retention of the main section of the surviving curved walls to the original spiral stair, our overall concerns about the significance of the overall and need have not been addressed and an appraisal of alternative access options has not been submitted. Our concerns about the loss of the historic stair remain.

We recognise the desire to reinstate internal access to the basement, but both alterations would result in the loss of important historic building fabric and evidence of the original plan form and should be avoided. Subject to further design work and a heritage statement regarding the significance of the fabric involved, a compromise may be to consider a new stair in the kitchen parallel to the existing stair, thus avoiding any alterations to the main stair or the curved wall below. This, and other options should be explored to determine what is the most appropriate and least harmful way forward.

In addition, we are concerned about the removal of the wall to the front first floor room to make it dual aspect. The loss of this wall would alter the original proportions and form of this room and the thickness of the wall suggests it was possibly originally an external wall. Eight WCs for a 4 bedroom house is also excessive and requires substantial additional servicing. This could be streamlined to only those necessary to support the needs of the house and reduce the overall level of harm.

We defer to the advice of your conservation officer on all other conservation matters, including tanking the basement.

Recommendation: Submission of further amended plans and justification to address the above design and conservation issues.

Ross Anthony

HB&P Casework

Summary of response: Object