

Our Ref: Longlands Farmhouse and Cottage PNOD  
Your Ref: PP-12719612



11 January 2023

Development Management  
Cumberland Council  
The Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Dear Sir / Madam ,

**LONGLANDS FARMHOUSE AND COTTAGE, GOSFORTH: APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF FARMHOUSE AND ATTACHED COTTAGE**

On behalf of our client Nuclear Decommissioning Authority, Avison Young are submitting a planning application for prior approval for the demolition of a farmhouse and attached cottage at Longlands Farmhouse and Cottage, Gosforth.

This prior approval application has been submitted on Planning Portal (Reference: PP-12719612) and comprises the following plans and reports:

Please find the following plans and forms to support this letter:

**FORMS AND DOCUMENTS**

- Application Forms (Avison Young);
- Covering Letter (Avison Young);
- Demolition Method Statement (Avison Young);
- Ecological Constraints Study (Biome);
- Site Notice Statement; and
- Structural Report (WDS).

**PLANS**

- Location Plan.

**THE SITE**

Longlands Farmhouse and Cottage is located approximately 2km east of Sellafield Nuclear Site and 1.2km north west of Gosforth in Western Cumbria. The property comprises a detached two storey former farmhouse and an attached cottage. Longlands Farmhouse and Cottage is connected to the A595 in the north by a small service road that runs to the north of the property. The A595 runs to Gosforth in the south and Egremont to the north. The immediate surroundings of the property is mainly comprised of agricultural land with some mature trees located in the vicinity of the site.

**PROPOSED WORKS**

The buildings are proposed to be demolished under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015. The proposed works comprise the demolition of a detached two storey former farmhouse and attached cottage.

The farmhouse is constructed from rendered random stone masonry walls which support a traditional rafter/purlin/truss roof structure and timber joisted floors. The ground floor comprises a combination of concrete ground bearing and some timber joisted floating floors. A cottage is attached off the rear left hand extent of the property which is of similar construction.

WDS carried out a non-disruptive visual structural inspection of the property in April 2021. The building foundations were not exposed at the time of this inspection; therefore no comment could be made as to their condition. WDS concluded that the property is in need of modernisation and has remained empty for some time with damp noted during the inspection due to a lack of ventilation and heating. The walls were deemed to be structurally adequate with no significant cracking and are free from any active movement.

The roof structure on both properties appeared to be structurally adequate. There is some limited deflection on the roof lines, however this is due creep of the purlins which is common in properties of this type and is not structurally significant. The inspection also found evidence of wood worm in the property. Prior to the inspection in April 2021, a roof leak had occurred over the right hand portion of the property which had caused water damage to the first floor beneath.

At the time of the inspection, the ground floor timber structure to the left hand room within the main farm house was found to be rotten and unsafe. The water damage to the first floor structure beneath the roof leak to the right hand portion of the property has caused localised deterioration of the floor boards and timber joists. Elsewhere the joists appear structurally adequate.

The inspection also found that vegetation growth is prevalent around the property with tree saplings and bushes growing near to the house walls. WDS deem that if this is left, it will cause further damage to the property and the roots may lead to foundation issues within the property.

To conclude, Longlands Farmhouse and Cottage was generally in an adequate structural condition at the time of the inspection, although the property was found to be in need of total modernisation. Considering that the property is in generally poor repair and would require substantial investment, the applicant believes that it would be more beneficial to undertake demolition of the property.

### **PROTECTED SPECIES**

As set out in the Demolition Method Statement, a Protected Ecology Assessment and Ecological Constraints Study was undertaken in September 2023 to support this application. The study confirmed the presence of roosting bats, with evidence of Common Pipistrelle and Brown Long-eared Bats. The specific roost sites of the two species could not be determined, however the Common Pipistrelle roosts were likely within the roof fabric and the Brown Long-eared Bats are likely to have roosted within the roof void near to the ridge. In 2023 the Common Pipistrelles roosted within the void (free hanging).

The applicant understands that considering the presence of roosting bats has been confirmed at the property, a licence from Natural England will be required to enable the proposed works to proceed lawfully. Given the identified roosts are of low conservation status, the site can be

registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC). Full details of the precautions that will be taken by the applicant with regards to protected species is set out in the Demolition Method Statement.

### **DEMOLITION METHOD STATEMENT**

The Demolition Method Statement has been prepared by Avison Young and sets out the description of works to be undertaken. The statement also outlines the Environmental Surveys that have been undertaken to support the application.

### **CONCLUSION**

Overall, the applicant is proposing the demolition of Longlands Farmhouse and Cottage, Gosforth as the property is in poor repair and in need of total modernisation. A Structural Survey was undertaken by WDS in April 2021 finding that the property was in need of total modernisation and has been empty and boarded up for some time with damp due to a lack of ventilation and heating. The walls were generally found to be structurally adequate at the time of the survey.

A Protected Ecology Assessment and Ecological Constraints Study, undertaken in September 2023, confirmed the presence of roosting bats at the property. As confirmed in the Demolition Method Statement, the applicant understands the licenses and precautions to enable the works to take place.

On the basis of the information included within this submission, we consider that it has been sufficiently demonstrated that prior approval is not required for the proposed demolition. However, should you require any further information to assist you in reaching a decision, please do not hesitate to contact me on my details below.

### **FEE PAYMENT**

We calculate the planning application fee would be £120.00 with a flat rate service charge of £64.00.

### **NEXT STEPS AND CONTACT**

The above details and supporting documents have been submitted to the Council via the Planning Portal. We look forward to discussing the application with you in further detail.

In the meantime, should you have any queries or wish to discuss any aspect of the application further, please do not hesitate to contact me using the contact information provided below.

Yours faithfully

**Tom Wignall**  
**Graduate Planner**



**tom.wignall@avisonyoung.com**

**For and on behalf of Avison Young (UK) Limited**