

From: No Reply Web
Sent: 16 October 2025 12:22
To: Development Control
Subject: Comment from Online Planning System

Reference: 4/25/2310/OL1

Submitted on Thursday, 16 October 2025 - 11:22am Submitted values are:

Application: 4/25/2310/OL1

Name: Ross Anthony

Address: Historic Buildings and Places (AMS), The Courtyard, 37 Spital Square

Email:

Comments:

Address: 8 SCOTCH STREET, WHITEHAVEN, CA28 7BJ Application Ref: 4/25/2310/OL1

Proposal: Various alterations to refurbish a listed building and the demolition of an existing garage building within the curtilage.

Statutory Remit: Historic Buildings & Places (formerly the AMS) 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 of the above application for listed building consent. We thoroughly agree and support the comments and additional information requirements already provided by your conservation officer.

The document includes photos of the original panelling that shows it was in a repairable state – does any of the panelling remain on site that can be salvaged? The loss of C18 panelling is deeply disappointing and harmful to the historic interest of the heritage asset.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Ross Anthony
HB&P Casework
Summary of response: Neutral