



Heritage Statement

Demolition of Former Dairy Farm Buildings & Construction of 8 New Homes to the Land
North of Ennerdale Country House Hotel (The Flish), Cleator, Cumbria



NOVEMBER 14, 2025
NGP DENELOPMENTS

1. Introduction

This Heritage Statement has been prepared to support the full planning application for the demolition of derelict agricultural barns and outbuildings and the construction of eight (8) new homes on land located immediately north of the Ennerdale Country House Hotel, historically known as The Flosch, in Cleator, Cumbria. The site lies within the administrative area of the former Copeland Borough Council, now part of Cumberland Council.

The purpose of this statement is to:

- Assess the heritage significance of the barns and their relationship to The Flosch (a Grade II listed building),
- Evaluate the potential impact of demolition and new development,
- Demonstrate compliance with Section 16 of the NPPF, the Copeland Local Plan, and Historic England guidance,
- Support the Council in reaching an informed decision.

2. Site Location and Context

The application site comprises a cluster of derelict stone and block-built agricultural barns situated approximately 40m north of The Flosch (Ennerdale Country House Hotel). The barns occupy previously developed land historically associated with the wider Flosch estate. The surrounding area includes residential properties, woodland scrub, and hotel grounds.

The site is:

- Not within a Conservation Area,
- Not subject to any archaeological designations,
- Unaffected by listed buildings other than through the wider setting of The Flosch,
- Not identified as containing any locally listed structures.

3. Historical Background

Historic mapping and available planning records confirm the following:

- The Flosch was constructed in 1832 as a high-status country house.
- By the 1861 OS Map, the barns on the application site are already shown as part of a coherent agricultural complex directly associated with The Flosch.
- Flosch Farm, located to the west, does not appear until the 1899 OS Map, indicating that the barns pre-date Flosch Farm and were not constructed as part of that later agricultural unit.

- The barns formed a functional service yard and agricultural support area for The Flosh, including livestock housing, storage, and ancillary farm uses.

The barns therefore represent mid-19th century agricultural buildings associated with the operation of The Flosh as a country estate.

4. Significance Assessment

The barns are not listed but have been previously identified by the Local Planning Authority as non-designated heritage assets forming part of the wider setting and functional history of The Flosh. Their significance can be summarised as follows:

Architectural Value – Low

- The barns are plain, functional agricultural structures,
- Much original fabric has been lost through deterioration.

Historic Value – Moderate (as part of the estate)

- Their association with a Grade II listed country house contributes some significance,
- The barns illustrate how the estate operated in the 19th century.

Archaeological Value – Low

- The site is already heavily disturbed and previously developed.

Group/Setting Value – Moderate

- The barns historically formed a loose courtyard arrangement with The Flosh,
- They contribute to understanding the estate's former agricultural character.

However, the significance of the group is greatly reduced by:

- Extensive structural failure and long-term neglect,
- Loss of roof structures, masonry failure, vegetation ingress,
- Incomplete survival of historic layout.

Overall, the barns hold low-to-moderate heritage significance as non-designated assets within the wider setting of a listed building.

5. The Proposed Development

The proposal seeks:

- Full demolition of all existing derelict barns and outbuildings,
- Construction of eight new dwellings using materials and forms appropriate to Cleator's historic rural character,
- Landscaping, access improvements, and reinstatement of boundaries,
- Removal of scrub and self-seeded trees that are not historic estate plantings.

The development aims to deliver a high-quality residential scheme while improving a derelict and visually harmful site.

6. Impact Assessment

The demolition of the barns constitutes the removal of non-designated heritage assets. In NPPF terms, this results in "less than substantial harm".

However:

- The barns have already lost much of their original integrity,
- Their condition is poor and converting them is not viable,
- Their contribution to the significance of The Flish is limited and primarily historical rather than architectural,
- The heavily overgrown setting is modern and not part of the historic estate landscape.

The construction of eight new homes will:

- Improve the visual appearance of the site,
- Remove dilapidated, unsafe structures,
- Reinststate a coherent layout and landscaping typical of the rural fringe,
- Preserve the open setting and visual prominence of The Flish.

The development will not harm the listed building's immediate setting and will enhance the character of the wider area.

7. Public Benefits

The proposal provides the following public benefits:

- Delivery of eight new homes in a sustainable village location,
- Removal of dangerous and derelict structures,
- Reduction in anti-social behaviour and fly-tipping risk,
- Economic benefits during construction,
- Long-term maintenance and positive use of previously abandoned land,
- Improved appearance along the approach to Cleator,
- A housing contribution aligned with local need.

The public benefits clearly outweigh the limited heritage harm identified.

8. Mitigation Measures

The following measures are incorporated:

- Use of traditional materials: natural stone, render, and slate-style roofs,
- Landscaping to soften boundaries and enhance the setting,
- Controlled demolition with a photographic record undertaken prior to removal,
- Layout designed to respect views toward and from The Flosh,
- Retention and strengthening of hedgerow boundaries where historically appropriate.

9. Conclusion

The barns north of the Ennerdale Country House Hotel form part of the historic estate of The Flosh but have suffered extensive degradation, leaving them with low-to-moderate heritage significance. Their demolition results in less than substantial harm, which is outweighed by the public benefits of the proposed development.

The proposal:

- Complies with NPPF Section 16,
- Aligns with Copeland Local Plan heritage and design policies,
- Enhances the character and appearance of the site,
- Supports sustainable growth within Cleator.

Heritage considerations therefore support approval of the planning application.