

# **Proposed Alteration to Porch, Replacement of Windows, Demolition of Utility and Erection of Two Storey Rear Extension**

Brooklyn Place, Beckermest

[Historic Statement](#)

**S U M M I T**  
T o w n P l a n n i n g

# 1. Introduction

- 1.1 This Statement has been prepared on behalf to accompany a planning application for the provision of domestic improvements to Brooklyn Place, Beckermet. The alterations are to enable the modernisation of the dwelling and improve its overall livability and appearance.
- 1.2 The description of the approved planning application is as follows:  
  
Proposed Alteration to Porch, Replacement of Windows, Demolition of Utility and Erection of Two Storey Rear Extension
- 1.3 The building is not listed and is not within the setting of a listed building.
- 1.4 The building is not on any local list as a non-designated heritage asset. It is not referred to on the County Council's Historic Environment Record online (HER).
- 1.5 The site is not within a designated landscape. However the site lies within the Beckermet Conservation Area. A Conservation Area Management Plan was adopted in 2017.

## 2. Proposal

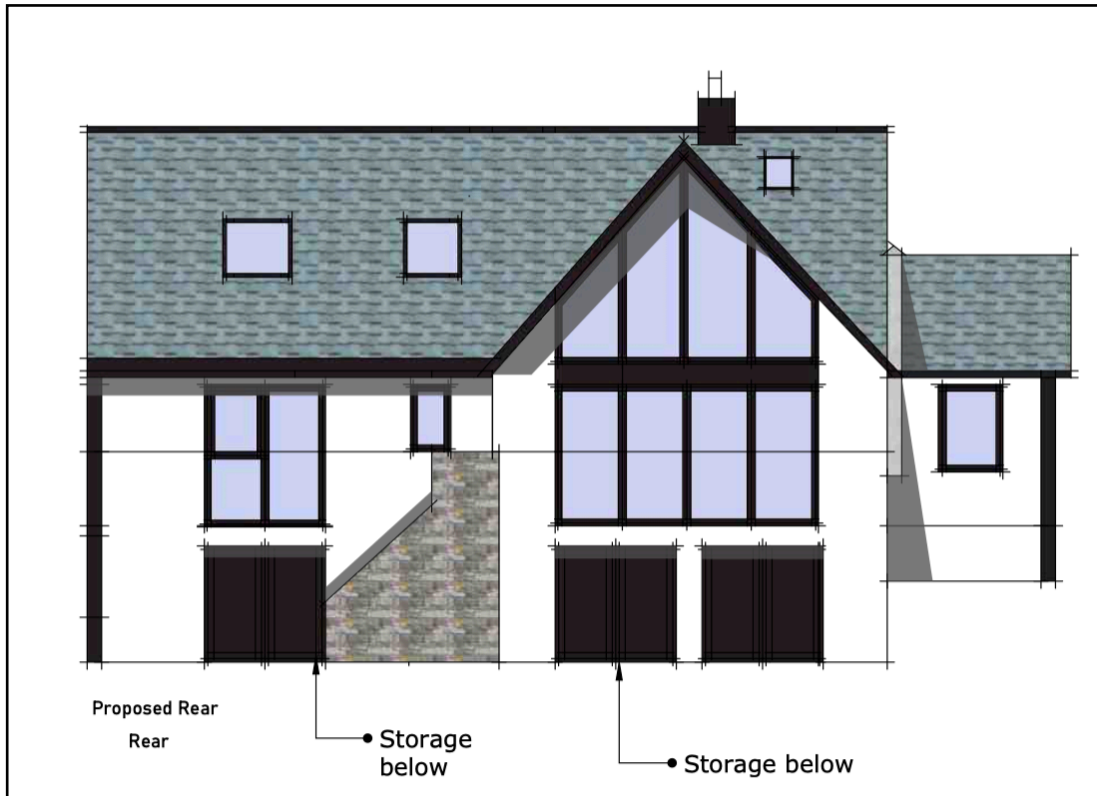
2.1 The existing dwelling is a standard modern construction, it has no historical merit:



2.2 It does however, front the main street. When viewing from the street, the dwelling will remain similar in appearance with regards to its massing. The existing side utility space will be replaced and the materials used will be upgraded:



2.3 To the rear, the dwelling sits on a sloping site. In order to provide a rear extension and accommodate the levels, a two storey extension is proposed:



2.4 This allows for the provision of storage in the underbuild area due to the levels of the site.



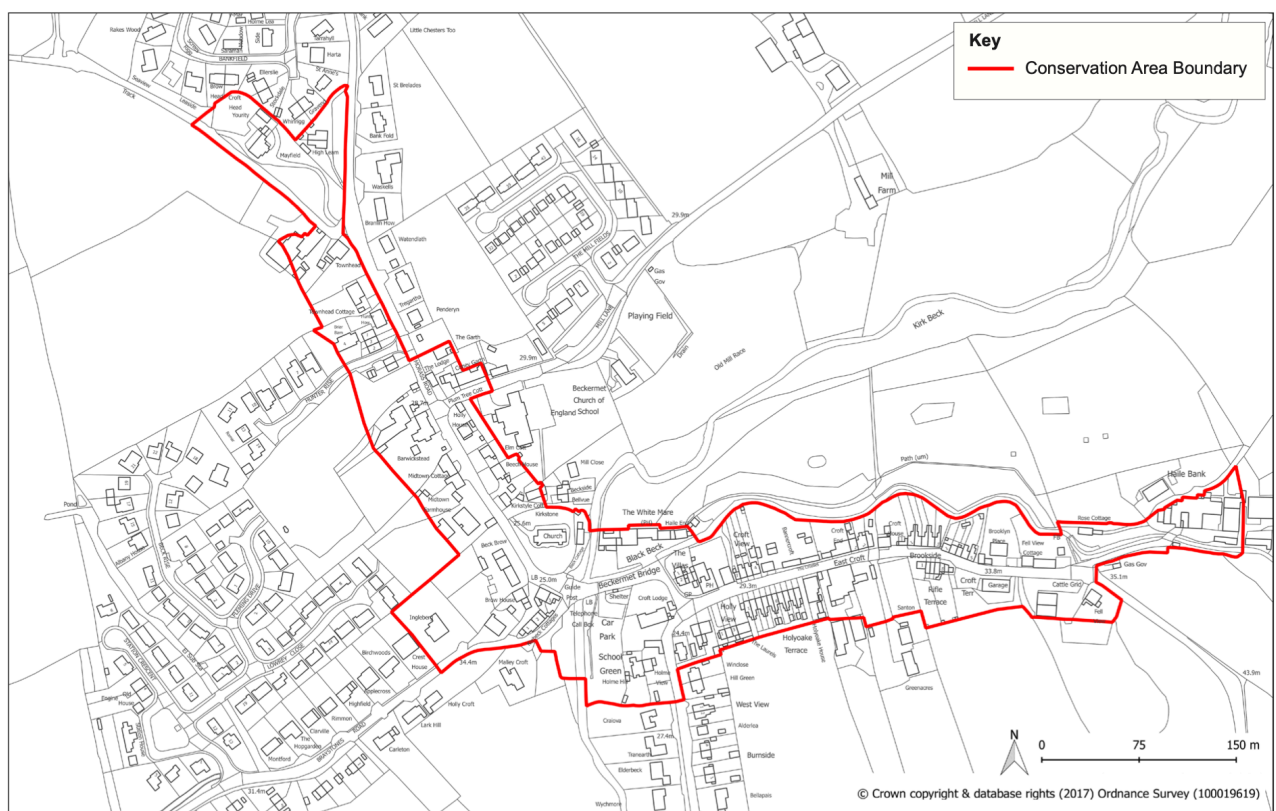
### 3. Policy Framework

- 3.1 National Planning Policy Framework (NPPF) requires that applications should consider the potential impact of development upon heritage assets. This is defined within the NPPF as *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and seats identified by the local planning authority (including local listing)'*.
- 3.2 Where development may affect a designated heritage assets such as Beckermeth Conservation Area, legislation is in place in the form of the Planning (Listed Buildings and Conservation Area) Act 1990. S72 of that Act places a general duty in regards to conservation areas in that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 3.3 Court judgements have confirmed that the test to be met is ensuring that the design of the proposal is acceptable and would preserve the character of the conservation area. No harm is considered to equate with preserve.
- 3.4 Section 12 of the NPPF relates to the achieving of well designed places with weight to be attached to designs which help to raise the standard of design more generally in an area as long as they fit in with the overall form and layout of their surroundings.
- 3.5 Section 16 relates to the conservation and enhancement of the historic environment. Paragraphs 193-196 relate to the impacts on designated assets. It is necessary to determine the impact of development proposals upon the significance of designated heritage assets and where development is determined to have a less than substantial harmful impact, this should be weighed against the public benefits of the scheme.
- 3.6 Paragraph 200 states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to provide enhancements. Proposals that make a positive contribution to the assets should be treated favourably.

- 3.7 GPA2: Managing Significance in Decision -Taking in the Historic Environment (2015) provides advice in regards to how decision making in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage assets and the contribution of setting to that asset. This includes looking for opportunities to better reveal or enhance significance; justifying any harmful impacts on terms of the sustainable development objective of conserving significance balanced with the need for change; and offsetting negative impacts to significance by enhancing others for example through recording.
- 3.8 GPA3: The Setting of Heritage Assets (2015) provides advices in regards to the management of changes within the setting of heritage assets. It is noted that setting relates to ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is not a heritage asset or designation and the important therefore lies in the contribution to the asset or designation and the importance therefore lies in the contribution to the asset itself. This may be positive, negative or neutral.
- 3.9 Whilst setting is predominantly visual. It can also be affected by factors such as noise, vibration and odour or even perception.
- 3.10 Policy ENV4 of the Copeland Local Plan 2013-28 concerns heritage assets It requires that proposals within conservation areas should seek to: preserve or enhance features which contribute positively to an area’s character or appearance. This is supported by Policy DM27 which reiterates these requirements.

## 4. The Site

- 4.1 The site lies within the village of Beckermat, a market town to the south of Whitehaven. The town retains a number of features which positively contribute to the overall townscape of the village centre although this sits within the landscape in a manner which means that views into and out of the conservation area are limited to very close points.
- 4.2 The extent of the conservation area is shown in the below map:



- 4.3 The application site sits within the eastern area of the boundary. There is a range of adjacent development, generally two storey although there is a range of single storey garages opposite:



View looking back towards the village - the dwelling sites back from the road



View opposite - garage





Adjacent dwellings

## 5. Assessment of Heritage Assets and Impact

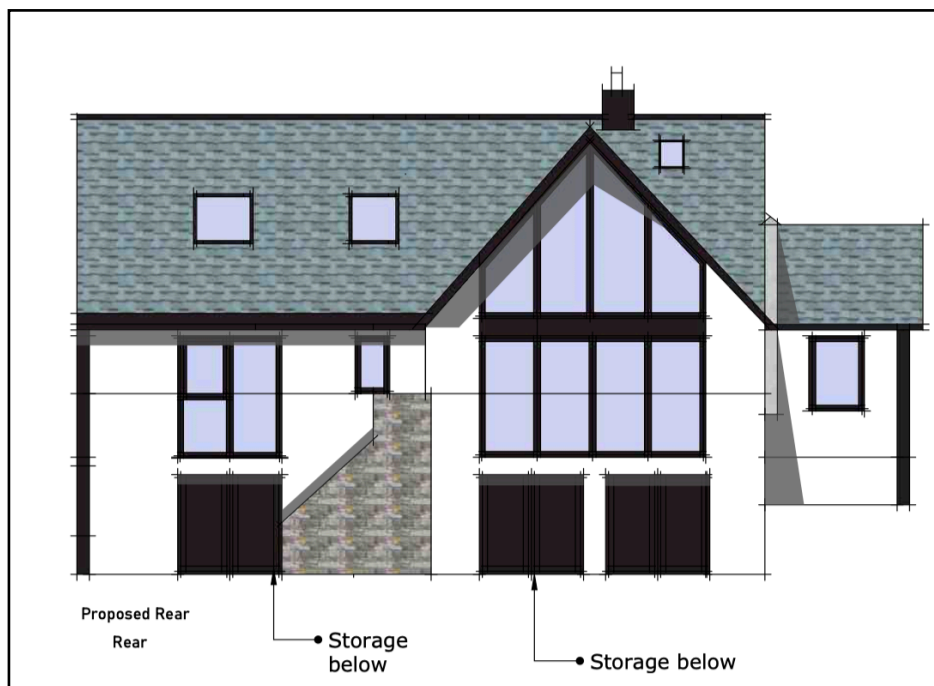
- 5.1 Beckermert Conservation Area was designated in 1979. There is a Conservation Area Character Appraisal which was carried out in 2017. This provides a character appraisal. The character of the Conservation Area is noted as influenced by its agricultural and industrial past and more recently by Sellafeld which lies approximately 2m to the south of the village.
- 5.2 It is noted that most properties make a positive contribution to the Conservation Area, however in the case of this property as a modern bungalow with few traditional characteristics it is considered that the application site makes a neutral contribution.

### Impact on the Conservation Area

- 5.3 From the site there are no listed structures which are visible. The street is read as a cohesive whole. The street has a number of different styles and development positions be generally development is terraced or linked. The main road is relatively narrow with on street parking occurring along the length. Buildings vary in scale and are generally placed at the pavement edge. The tight street pattern and dense development are considered to demonstrate the special feature of the conservation area in this location. Materials are render and sandstone and generally PVCu windows.
- 5.5 The site is considered to contribute to the conservation area as part of the wider landscape and makes limited contribution to the overall significance of the conservation area as a whole. As a modern dwelling, it makes has a neutral impact.
- 5.6 The conservation area principally derives its significance from the historical agricultural associations and the buildings which provide a common language in regards to the overall aesthetic and material section in Beckermert. This allows for a specific character within the conservation area which is underwritten by the historic street pattern. The contribution made by this Site is limited due to the enclosed nature of views in this area which are limited by the street pattern and the modern nature of the building. The owner wishes to make it a more positive frontage on the street. This will include upgrading the windows to a more recessive colour, upgrading the porch to enable a pitch to be introduced and introducing stone

cladding which would improve the overall appearance of the building from the road frontage.

- 5.7 To the rear, the impacts of the extension are minimal on the Conservation Area. Due to the nature of the development to either side of the site, there are no public views into the garden of the application site.



- 5.8 Working with the levels of the site storage has been provided in the underbuild zone. The rear of the dwelling has been opened up to allow for views and improved natural lighting levels. This is not seen from the Conservation Area.

#### Consideration of Impact

- 5.9 The Site lies within Beckermat Conservation area. It is surrounded by generally traditional buildings. There is limited experience of the Site from any other vantage point other than within its immediate vicinity due to the dense nature of the built environment in this location. The contribution that the Site makes to the Conservation Area as a whole is considered to be limited.
- 5.10 The significance of the Conservation Area is considered to be derived from the consistency of materials and overall simple development form. The proposed development will allow for the reuse of the building and the overall improvement of

materials and appearance. It sits back from the roadside which results in it being recessive in the overall street scene. The building does not contribute positively to the Conservation Area but it is considered that the proposed alterations will improve its overall contribution.

- 5.11 It is therefore considered that there will be a minor direct impact on the Conservation Area by the proposals, The harm will be less than substantial.

#### Balance

- 5.12 The proposed alterations will have an impact on the Conservation Area in this location as it will alter the external appearance of the dwelling and introduce new materials. However, the building is modern in any case and as it sits back from the road side it already appears to be different from the surrounding traditional development.
- 5.13 The retention of the building and its upgrading to meet modern standards of living and construction also meets with the Council's and the Government's overall drive towards sustainable development by utilising an existing structure and minimising the use of new materials.



## 6. Conclusion

- 6.1 As has been demonstrated, a level of less than substantial harm to the Beckermere Conservation Area will be caused. However, the building is already unusual in this location as it is modern in appearance and sits back from the footpath edge.
- 6.2 In terms of sustainability, the overall structure and fabric of the building is retained and the overall performance of the building will be enhanced.