

**CUMBERLAND COUNCIL  
CONSULTATION RESPONSE**

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**Proposal:** Installation of a partition within the large waiting room on the first floor to create a smaller waiting room and an additional clinical room

**Address:** 19-20 Irish Street

**Reference:** 4/25/2217/OL1

**Date:** 17/07/25

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**Description:** 19-20 Irish Street is a grade II listed building substantial in proportions and highly ornate.

**Conclusion:** No objection

**Assessment:**

- This proposal seeks to create additional clinical space by subdividing a large waiting room on the 2<sup>nd</sup> floor.
- This waiting room was previously subdivided, and the partition wall removed in 2008.
- This new partition wall will therefore be a reinstatement of the previously removed one, and as such I do not anticipate harm to the internal surfaces of the space.
- The alterations to the proportions of the room will have some minor impact, but it does not appear from the floor plans that this space fulfils an important role within the building as a large, high-status open area.
- Therefore I believe that there will be no worse than negligible harm to the significance of the building, and clear public benefit in terms of providing greater clinical area.

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**Relevant Policies and Guidance:**

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a need “in considering whether to grant listed building consent for any works [for the Local Planning Authority to] have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest” [Section 16(2)]. This requirement also applies to the granting of planning permission affecting a listing building or its setting [Section 66(1)].

Paragraph 139 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.

NPPF para. 210 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 212 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-

substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 215).

The Copeland area's Local Plan contains a number of relevant policies:

- BE1 provides for the preservation and enhancement of built heritage assets by:
  - Requiring a heritage impact assessment or heritage statement where the proposal would affect a heritage asset;
  - Giving great weight to the conservation of Copeland's designated heritage assets when decision making;
  - Ensuring that new development is sympathetic to local character and history;
  - Supporting proposals for the appropriate reuse of vacant historic buildings, recognising that putting buildings into viable uses consistent with their conservation can help sustain and enhance their significance;
  - Supporting proposals that increase the enhancement, promotion and interpretation of Copeland's architectural and archaeological resources;
  - Strengthening the distinctive character of Copeland's settlements, through the application of high-quality design and architecture that respects this character and enhances the setting of heritage assets.
- BE2 states that development should preserve or enhance designated heritage assets (or important archaeological sites) and their settings. The more important the asset, the greater weight that will be given to its conservation. Proposals that better reveal the significance of heritage assets will be supported in principle. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification.
- DS4 outlines the Council's expectation that all new development will meet high-quality design standards that contribute positively to the health and well-being of residents.

Sammy Woodford

Conservation and Design Officer