

Mr David Gibson
Planning Department
Cumberland Council
Via email

15 September 2025

Development.control3@cumberland.gov.uk

Dear Mr Gibson

RE: 4/25/2287/0L1 (JCNAS 209503) | 1 Vale View, St Bee's, Cumbria, CA27 0BP (Grade II, C19 with later alterations). Application for repairs and internal alterations.

Thank you for consulting the Victorian Society on this application. Having considered the proposal carefully, we **object** to these plans in their current form.

Built in the C19th, with later alterations, 1 Vale View is a Grade II-listed building meaning that it is recognised for its national significance and special interest. Its row, nos. 1-5, are all listed together, meaning that their significance is heightened by their group value. The buildings form a cohesive whole, with a shared Classical character and each end of the row being stepped out in order to create a unified design. According to the DA&HS, it would appear that there are still historic C19th fixtures and fittings within the property.

As a Society, we are concerned that there has not been an adequate level of assessment when it comes to the significance of the building. As highlighted by the CBA, a wall that would appear to be loadbearing is proposed to be removed, but this fabric has not been properly assessed. This means that the application does not fulfil the '*clear and convincing justification*' which is central to the National Planning Policy Framework (2024, 212-215).

The CBA also highlights how sensitive buildings of this period are to planform changes, often being designed with a regular plan form in this period; this makes successful alteration more difficult. As a Society, we would discourage the removal of this wall and argue that the same mobility and freedom of movement could be achieved through other means, such as a doorway or archway. This approach would result in the retention of the readability of the planform and significant historic fabric, while still allowing for a more open-plan style of living.

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The Victorian Society

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Further to this, we are concerned that there has not been sufficient analysis of the potential cast-iron range/fireplace in the basement. While this feature does not take a focal role in this application, its setting and character could be affected by the proposed works to the basement and requires assessment. While it may not be original to the property's construction, it is certainly of historical significance and requires addressing.

In conclusion, the Society is concerned that the full significance of the historic fabric and features of this building have yet to be fully assessed, and without this adequate analysis, the NPPF remains unfulfilled. These proposals have the potential to harm the significance and character of a listed building and need to be considered carefully and comprehensively.

I would be grateful if you could inform us of your decision in due course.

Yours sincerely

Thomas Ollivier
Northern Conservation Adviser