

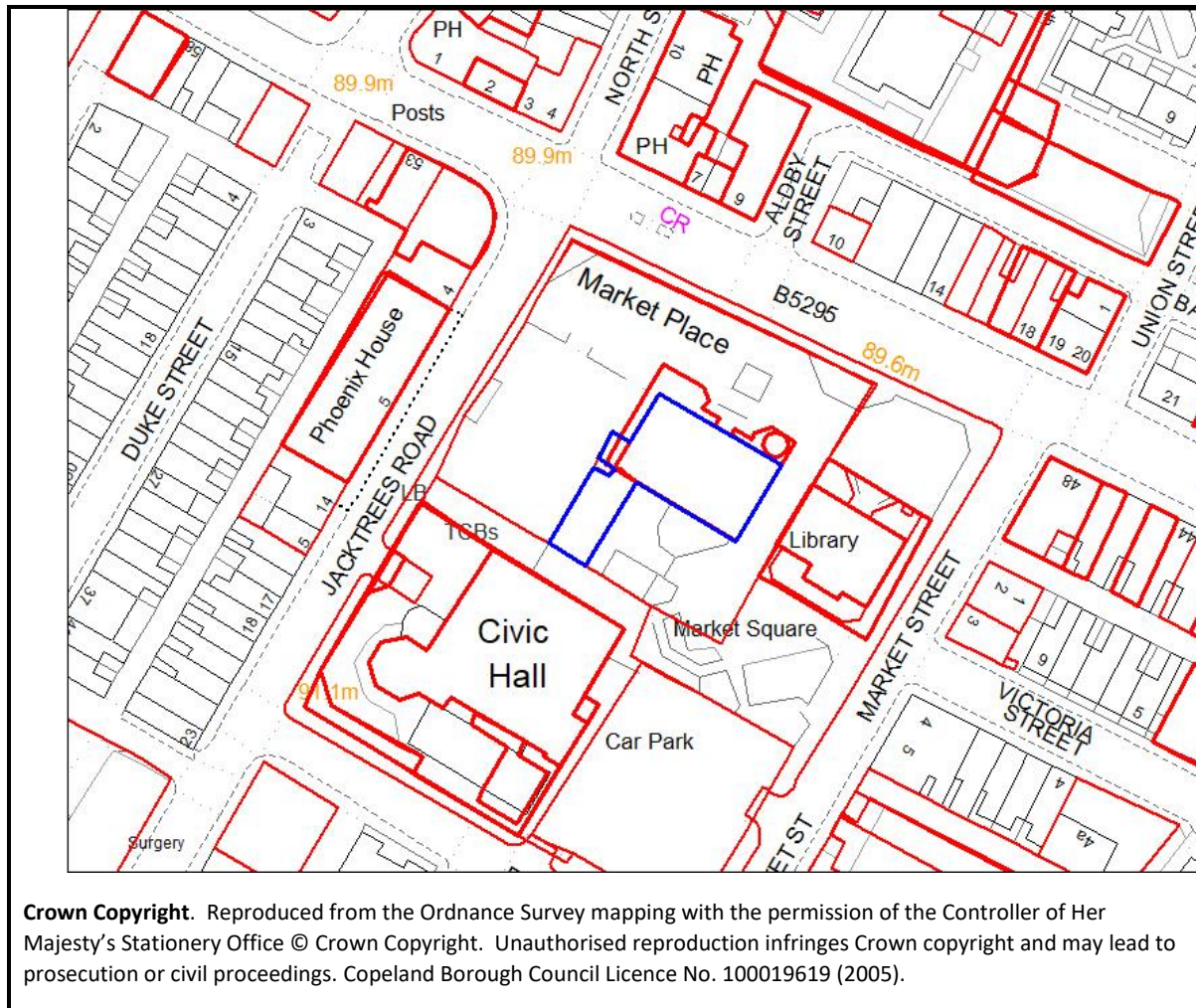


To: PLANNING PANEL

Development Control Section

Date of Meeting: 23/06/2021

Application Number:	4/20/2452/0L1
Application Type:	Listed Building Consent : CBC
Applicant:	Copeland Occupational Social Centre
Application Address:	COPELAND OCCUPATIONAL SOCIAL CENTRE, THE BUNKER, MARKET SQUARE, CLEATOR MOOR
Proposal	LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH THE OPENING UP OF THREE PREVIOUSLY BRICKED UP WINDOWS & INSTALLATION OF NEW WINDOWS
Parish:	Cleator Moor
Recommendation Summary:	Approve Listed Building Consent (start within 3yr)



REASON FOR DETERMINATION BY PLANNING PANEL

This application is brought for consideration by Members of the Planning Panel as the proposal relates to a building which is owned by the Council.

SITE AND LOCATION

This application relates to The Copeland Occupational Social Centre known as The Bunker, situated in Market Square in Cleator Moor. The property is a Grade II listed building and situated within the Cleator Moor Conservation Area.

This proposal has been submitted in tandem with a Planning Permission for the same works (application reference 4/20/2451/0F1 relates).

The listing entry for the property states the following:

NY 01 NW CLEATOR MOOR MARKET PLACE (North end) Cleator Moor 5/16 Local Government Offices 6.12.73 (formerly listed as Old Library)

G.V. II

Local Government Offices, incorporating Public Offices/Market Hall (facing High Street) erected 1879, and Free Library (facing Jacktrees Road) established 1894. The former of coursed, squared rubble on chamfered plinth; rough-dressed except for architraves and carved details. Strings, and eaves cornice; pilasters terminate in eaves band. Hipped, graduated slate roof with corniced stone chimneys and moulded cast-iron gutter. Symmetrical; single tall storey with cellars, 5 bays. Dog-leg steps up to central panelled door and semicircular fanlight in architrave with diapered soffit; cast-iron lamp bracket above. Doorcase has polished granite columns carrying pediment. 2 tall sashes in architraves to either side, with panel below sill; blocked 2-light mullioned windows to cellar. Free Library similar construction and articulation but less decorative; FREE LIBRARY carved in sans-serif on frieze.

PROPOSAL

Listed Building Consent is sought for the opening up of three previously bricked up window openings to allow the installation of new windows. The windows will be timber sash and feature a cords and weights sliding mechanism. They will have a painted white finish and will be fitted with internal and external decorative horns. The window furniture will be gold and the glass will have a thickness of 4mm.

The new windows will serve the office, the shop and the rest room.

RELEVANT PLANNING APPLICATION HISTORY

There have been no recent relevant applications on the site.

CONSULTATION RESPONSES

Cleator Moor Town Council

No objections.

Conservation Officer

Raised concerns with the original specification of the windows proposed. Further to the submission of amended details, no objections were raised.

Public Representation

The application has been advertised by way of a site notice and press notice.

No consultation responses have been received as a result of this advertisement.

PLANNING POLICY

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

This application relates to a building which is under the ownership of the Council.

Policy ENV4 and Policy DM27 seeks to protect, conserve and where possible enhance listed buildings and their settings.

The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 16.2 requires that: *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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'*.

Paragraphs 184 – 202 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as listed buildings, great weight should be given to the conservation of the asset's significance; however, less than significant harm should be weighed against the public benefits of a development.

The initial plans submitted showed a window type that was not considered to be suitable for this Listed Building. The Council's Conservation Officer provided the following comments:

- I'm supportive of the principle of opening up these three openings and am glad to see investment and use taking place in Copeland's historic buildings and conservation areas.
- Although the three windows are each labelled with the use of room, I'm not sure which use corresponds to which opening, so it would be really useful to have a photo of the rear of the building with all three openings shown, with each labelled to show which is which.
- The level of detail about the design of the proposed windows is really a bit too minimal to make a confident decision about what's going on as yet. The general dimensions are shown, but no information about the glazed unit or design of the glazing bar.
- The visualisations show different finishes (bare timber or white paint) and three different arrangements of glazing bar, which is a bit odd and I think ought to be rationalised. I'd recommend a painted finish here.
- Additionally, the drawing dimensions appear to show one opening that is square in format, one that is only slightly higher than it is wide, and one that is actually wider than it is high, but from what I can see of the blocked up openings (not all, admittedly) they appear to be portrait format and roughly the same size as each other.
- During pre-application advice, I suggested installing sliding sash windows with single or slimline double glazing supported by a single solid glazing bar. The shape of the window openings appears to be more suited to sash windows, and these would match those on the rest of the building. I'm always open to suggestions and love to see creative ideas, but I'm not convinced there's a good reason not to go for sashes here (and nothing is mentioned in the application).

In response to these comments the Applicant submitted further information to show which windows would be changed and also revised the window design. On receipt of the further information, no objections were raised to the proposal by the Conservation Officer.

The alterations, as amended, are considered to be modest and would allow the reopening of three bricked up window openings which would improve the external appearance of the building. The windows are situated at basement level and the proposals will match the windows in the rest of the building. The opening of the windows will provide better ventilation for the building therefore ensuring its longevity of use.

On the basis that the alterations will provide betterment for the building and its use in the long term and will not create harm to the Conservation Area or traditional features of the building, it is considered that the proposal complies with policies ENV4, DM10 and DM27 of the Copeland Local Plan.

Planning Balance and Conclusion

In applying the tests of the Copeland Local Plan 2013-2028, the LBCA and the NPPF, the proposal would preserve the heritage significance of the Listed Building and would preserve and enhance this part of the Conservation Area.

Recommendation:-

Approve Listed Building Consent subject to the following conditions:-

Conditions

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site Location Plan, scale 1:500, received 9th November 2020;
Everest Amdega Collection Sliding Sash Feature Diagram, received 29th March 2021;
Everest Quote and Window Detail, dated 29th March 2021.
Design, Access and Heritage Statement, written by Samantha McCrae, dated 3rd November 2020, received 9th November 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework