

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: REPLACE EXISTING DETACHED DWELLING WITH SELF BUILD 4 NO. BEDROOM DETACHED HOUSE

Address: QUARRY HOUSE, CASTLE VIEW, MILLOM

Reference: 4/26/2150/0F1

Date: 24/08/26

Description: Quarry House is a non-designated heritage asset, build in 1897 and associated with King's Quarry, which was situated immediately behind it. It was one of several quarries mining slate for the construction of New Town during Millom's boom years between about 1860 and 1910.

Conclusion: No objection

Assessment:

In my previous consultation, I drew attention to Quarry House's various forms of heritage value, and identified it as a non-designated heritage asset on this basis.

Since then, additional information has been received and the replacement house has been redesigned.

A structural survey has been received. This quite substantially changes the picture as it identifies a number of structural defects to the house that significantly raise the complexity of bringing it back into use. Given that the building is not listed and isn't in a conservation area, this would seem to carry a reasonable amount of weight.

A revised house design has been submitted that pays homage to the current house through use of a slate material palette, and the general fenestration and massing, as a way of mitigating the impact of the total loss of the building.

A heritage impact assessment has also been produced, highlighting key aspects of heritage value, justifying the proposed course of action, comparing rebuild with repair options, and offering impact mitigations through the new dwelling design.

This is proposed to include (aside from its general appearance)

- reinstating the datestone onto the new building (An additional new datestone alongside it, commemorating the new building might also be a nice addition to this, and avoid the risk of confusing passersby that the new building dated from 1897 – though reusing datestones was a fairly common habit throughout history);
- Recording the existing staircase and creating a new one based on it;
- Salvaging and reinstating the tiled hall floor into the new building's cloakroom.

Given the clearer context around the existing building's structural state, the fact it is not designated, and the strategies offered by the proposed new dwelling, I would view the proposal to completely replace it as having been justified.

While I'm accepting of the current design, I note that it was produced in a very short time. It may benefit from further evolution and development, so I would be happy to offer comment on different variations if that would be of assistance (leaning more on the design officer side of my role). Equally, if the applicants wish to meet on site to explore different ideas, I'd be very happy to make time for that.

NB: Since my last response, the National Planning Policy Framework (NPPF) has been completely overhauled. The following references are therefore updated to the new version.

NB2: I note from the Environmental Health consultation response reference to the quarry being used to extract Cobalt Ore. My understanding is that this was a different King's Quarry, located approximately 4km away near Whicham. There may also have been a King's Quarry on the south side of Millom, quarrying sandstone, although I am unable to verify this. My reasons for believing this King's Quarry brought up slate is that I have been told locally the nearby Holborn Hill quarry was quarrying slate at this time, and this was used in the construction of New Town. The Holborn Hill Quarry, Old Quarry and King's Quarry were all close and worked in the same period, the period in which New Town was being built.

In accordance with HE10(1), I would request a recording be made of the building prior to its demolition, if permission is granted. I'd suggest a Level 2 recording, according to Historic England's four-level classification.

Relevant Policies and Guidance:

National Planning Policy Framework (2026):

Chapter 14. Achieving Well-designed Places

Decision-making policy **DP3(1)** in the National Planning Policy Framework (NPPF) states that "Development proposals should respond to their context (history, character and features of their site and setting)..." This could take place through a range of ways, and not preclude innovation or change where appropriate.

DP3(2): Development proposals should reflect the principles of well-designed places described in Part 1 of the Design and Placemaking Planning Practice Guidance (PPG) (draft)

DP3(3): Development proposals should be refused where they conflict with DP3(1) or DP3(2), or any explicit design standards set out in the development plan (including local policies, guides, codes or masterplans). Substantial weight should be given to compliance with development plan policies when assessing design quality.

Decision-making policy **DP4(1):** Design quality should be considered throughout the development process, as outlined in Part 2 of the Design and Placemaking PPG (forthcoming).

DP4(2): The LPA should ensure approved plans are clear, and not allow the quality of approved development to materially diminish between approval and completion.

Chapter 20. Conserving and Enhancing the Historic Environment:

Decision-making policy **HE4(1):** Development proposals affecting the significance of a heritage asset, including its setting, should maintain or secure a use consistent with its

conservation, and should conserve instead of harm (or minimise where not possible) that significance.

HE5(1): Proposals affecting heritage assets should be accompanied by an assessment of significance (including the contribution of setting) and of potential effect on significance. Detail should be proportionate to the assets' importance, and no more than necessary to understand the potential effect. This should draw on the Historic Environment Record, and appropriate expertise where necessary.

HE5(2): Assessments of these effects on significance should identify whether the proposals would have a positive effect, no effect, a harmful effect, or result in total loss of significance.

HE7(2): Harm to the significance of a non-designated heritage asset should be weighed against the benefits, and a balanced judgement made. This should have regard to the importance of the asset and the scale of the harm.

HE7(3): Substantial harm to or total loss of a non-designated heritage asset should only be supported where the harm is outweighed by the benefit.

HE10(1): Where a proposal would result in the loss of all or part of a heritage asset, the development should not be approved unless all reasonable steps have been taken to ensure the new development will proceed, and the applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact on it. They should make this evidence accessible in the relevant Historic Environment Record and public depository, as appropriate.

Copeland Local Plan 2021-2038 (2022):

BE1: Heritage Assets

Decision-making should provide 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: Designated Heritage Assets

- 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.

BE4: Non-designated Heritage Assets:

- Development should preserve or enhance non-designated heritage assets and their settings. Proposals that better reveal the significance of heritage assets will be supported in principle. Proposals affecting non-designated heritage assets or their settings should demonstrate that consideration has been given to their significance.

BE5: Shopfronts

- Appropriate shopfronts, whether historic or recent, should be retained and restored as opportunity allows. Proposals relating to them should consider relevant guidance, including the Shopfront Design Guide supplementary planning document.

BE6: Advertisements

- Applications for consent to display advertisements will be permitted where the proposal will not have an adverse effect on either amenity or public safety.

DS6: Design and Development Standards

- All new development must meet high-quality standards of design. This can include:
 - a) Making use of existing buildings where practicable and deliverable, except where these have a negative impact upon the street scene;
 - b) Creating and enhancing locally distinctive places, sympathetic to surrounding context and landscape character;
 - c) Using good quality building materials that reflect local character, sourced locally where possible;
 - d) Contributing towards good health and wellbeing through good design of green spaces and providing high residential amenity;
 - e) Creating layouts that encourage active travel
 - f) Providing safe, accessible and convenient pedestrian routes and safe access for refuse and recycling vehicles.

RE3: Conversion of Rural Buildings to Commercial or Community Use

- RE3 provides details on proposals to convert traditionally constructed barns and other rural buildings into commercial or community use.

H17: Conversion of Rural Buildings to Residential Use

- Policy H17 provides for the conversion of such buildings for residential use.

Cumberland Conservation Area Design Guide, Copeland area (2017)

Supplementary planning document that is a material consideration in the determination of planning applications within conservation areas in the legacy Copeland area. It is therefore applicable to this application.

Cumberland Shopfront Design Guide, Copeland area (2021)

Supplementary planning document that is a material consideration in the determination of planning applications affecting shopfronts within the legacy Copeland area.

Sammy Woodford

Conservation and Design Officer