CUMBERLAND COUNCIL

CONSULTATION RESPONSE

Proposal: CHANGE OF USE OF THE EXISTING GROUND-FLOOR PREMISES […] AND ALTERATION OF EXTERIOR OF BUILDING […]

Address: 25 MAIN STREET, EGREMONT

Reference: 4/26/2270/0F1

Date: 07/10/26

Description: 25 Main Street is a historic building of modest, two-storey proportions. It was clearly in existence by at least the mid-19th century, and may be significantly older at its core. I would view it as a non-designated heritage asset, but is of fairly modest significance within that bracket.

Its frontage, though not well maintained and suffering from some negative alterations, makes a positive impact on the conservation area.

Conclusion: No objection

Assessment:

- Efforts to bring this building back into use are to be welcomed, and it would appear to have fairly low sensitivity to its new use, particularly to the rear, where it is proposed to modify a more modern extension with patio doors.
- I previously requested use of timber for the replacement front fenestration, in order to conform with the guidance of the Conservation Area Design Guide, and preserve the character and appearance of the affected heritage assets.
- The documents have now been updated to retaining the existing fenestration.

Relevant Policies and Guidance:

Planning (Listed Buildings and Conservation Areas) Act 1990:

> **Section 72** of the 1990 Act states that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area."

National Planning Policy Framework (2026):

> **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.
>
> **HE4(2)**: Any harm to the significance of a *designated* heritage asset (including from development within its setting) should have clear and convincing justification.

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.

HE6(1): Substantial weight should be given to conserving the significance of a designated heritage asset, irrespective of the potential effect on significance.

HE6(3): "Any harm to a designated heritage asset will be a matter of considerable importance and weight…"

HE6(4): Harm to the significance of a designated heritage asset should be weighed against the public benefit.

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.

HE9(1): Proposals that are within, or which affect the significance of, a conservation area should retain and conserve buildings or other features that make a positive contribution to its character or appearance where possible, and consider the area's special architectural and historic interest.

HE9(2): Where a proposal would result in the loss of an element a conservation area that it is desirable to conserve, impact assessment should take into account the element's relative significance and its contribution to the significance of the conservation area in accordance with HE5 and HE6.

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.

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.

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.

Sammy Woodford, Conservation and Design Officer