

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Reserved matters relating to 4/19/2325/001 (erection of single dwelling)

Address: Rheda Cross, Rheda Park, Frizington

Reference: 4/21/2561/OR1

Date: 20/04/23

Description: This plot is currently a wooded area of the grounds of the house Rheda Cross, which was built in the 1960s on the site of the mansion, Rheda Mansion. Elements of the landscaping are still visible. Permission was granted in outline in 2020 for erection of a single dwelling on this plot.

Permission is now sought for details of access, appearance, landscaping, layout, and scale.

Conclusion: No objection.

Assessment:

1. My previous response, from Feb 2022, was a no objection although did note that the design was a little unadventurous.
2. The cladding treatment of the house and garage has been changed from horizontal timber boards to stone facing with quoins. This is likely to be an attractive alteration, and allows the timbered central bay a little more definition.
3. I believe there is no heritage impact from the change.
4. **Note:** Within the grounds of Rheda Cross is the cross that gives the property its name. This is a scheduled ancient monument and listed structure. Any proposal having an impact upon it is legally required to be accompanied by an application for scheduled monument consent. Such applications are made to Historic England, rather than the local planning authority, who act on behalf of and advise the Secretary of State. I do not believe this reserved matters application has any impact on the heritage asset, but this necessity should be noted by the applicant and agent for future reference.

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

NPPF para. 194 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. 199 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. 202).

Copeland Borough Council’s Local Plan contains a number of relevant policies:

- Local Plan Policy ST1C(ii) highlights the importance of protecting, enhancing and restoring the Borough’s cultural and heritage features and their settings.
- ST1D emphasises the council’s commitment to creating and retaining quality places.
- ENV4A stresses the importance of protecting listed buildings, conservation areas and other features considered to be of historic, archaeological or cultural value.
- DM10 emphasises the need for high quality design and quality places. Part B requires design to respond to local character at multiple scales, paying attention to plot size and arrangement, massing and scale, interstitial spaces, and materials. Part C requires the incorporation of existing features such as landscape and vernacular style.
- DM27A outlines support in principle for developments that “protect, conserve and where possible enhance the historic, cultural and architectural character of the borough’s historic sites and their settings”.
- DM27B: “Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted”.
- DM27D highlights the necessity of avoiding disrespectful alterations, substantial demolition, adverse effects on setting or views, or changes of use that harm the conservation or economic viability of a listed building.

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