

**CUMBERLAND COUNCIL
CONSULTATION RESPONSE**

Proposal: RETENTION OF TIMBER BALCONY TO REAR ELEVATION (RETROSPECTIVE)

Address: 2 LAUREL BANK, FOXHOUSES ROAD, WHITEHAVEN

Reference: 4/26/2210/0F1

Date: 21/07/26

Description: 2 Laurel Bank is a substantial semidetached house situated back from Foxhouses Road. 1 and 2 Laurel Bank were built as a pair in the second half of the 19th century.

Conclusion: No objection

Assessment:

- The balcony replaces an earlier small quarter landing and steps constructed from metal.
- It is substantially larger than its predecessor.
- Its predecessor provided the function of allowing egress from an upper floor door.
- The new balcony also features a flight of stairs, but affords more surface area.
- It has been constructed out of timber and appears from the photo and drawings to be well detailed and generally attractive, albeit large and elevated.
- The removal of the earlier metal steps and landing has had a neutral or slightly positive impact on the building, though this would appear to be appreciable only from the rear garden, or from the windows of any nearby buildings that overlook it.
- I would view the new balcony as having a neutral impact on the significance of this non-designated heritage asset, and no impact on the character and appearance of the conservation area.
- I am not able to comment confidently on the impact on the settings of any nearby heritage assets, but view it as likely to be neutral (in the sense that it replaces a fairly unattractive predecessor) or negligibly harmful (in the sense that it's larger).
- Overall, I have no objection to the proposal.

Relevant Policies and Guidance:

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."

Paragraph 139 of the National Planning Policy Framework (NPPF) asserts that "Development that is not well designed should be refused".

NPPF para. 210 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. 212 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. 215).

Paragraph 216 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 219)

Referring to assets in a conservation area, NPPF para. 220 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 213-14) or less-than-substantial harm (under paragraph 215).

The Copeland area’s Local Plan contains a number of relevant policies:

- BE1 provides 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 states that 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 refers to non-designated heritage assets, saying that development should preserve or enhance such 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.
- DS4 outlines the Council’s expectation that all new development will meet high-quality design standards that contribute positively to the health and well-being of residents.
- DS5 refers to the importance of achieving good standards of design in both hard and soft landscaping.

The Conservation Area Design Guide is a supplementary planning document adopted in 2017 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.

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