

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: Replacement of external windows at first floor level

Address: Former Burton's Store, 64-65 King Street, Whitehaven

Reference: 4/24/2298/OF1

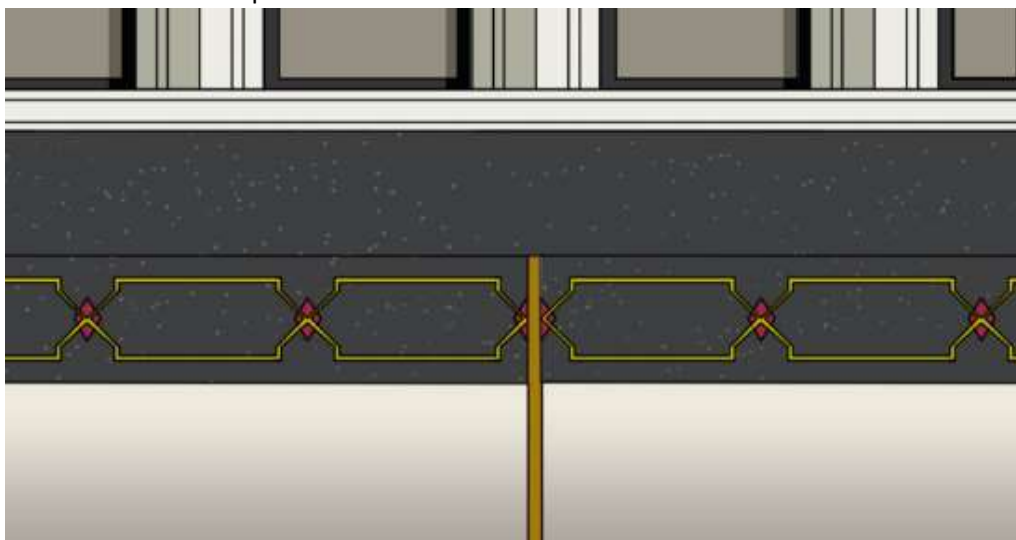
Date: 20/09/24

Description: This is a former Burton's Store, built for that purpose in the 1930s in an art deco style.

Conclusion: Request further information

Assessment:

- The proposed windows should be a significant improvement on the existing, which make a negative impact on the building's appearance.
- The removal of paint may need a little more investigation. It is possible that the building façade is not masonry, but faience. Faience consists of glazed terracotta tiles mounted on a frame that is anchored into the wall (presumably brick masonry).
 - I would be grateful for confirmation as to whether this is the case. In either case, I would suggest use of steam cleaning such as Doff, as this will avoid causing damage to delicate surfaces.
- Burton's stores sometimes featured a distinctive row of "quarterlights" or a decorative panel at the top of the main shopfront glazing. There is a small possibility that these were installed in Whitehaven and survive behind the grey fascia strip that sits immediately below the granite fascia.
 - This might look a little like the following, and it would be well worth finding out whether it's present.



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)].

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

NPPF para. 197 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).

Paragraph 203 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. 206)

Referring to assets in a conservation area, NPPF para. 207 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 201) or less-than-substantial harm (under paragraph 202).

The former 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.
- ENV4B outlines support for heritage-led regeneration, ensuring assets are put to appropriate, viable and sustainable uses.
- 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”.
- DM27C outlines the restriction in principle of development within conservation areas to that which preserves or enhances the character or appearance of the area.

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.

Sammy Woodford

Conservation and Design Officer