
From: Joanne Needham
Sent: 02 September 2024 16:31
To: Development Control
Subject: FAO Sara Papaleo - Re: 4/24/2268/OL1 - 46 Lowther Street, Whitehaven - SPAB Response

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Dear Sara Papaleo,

Application ref: 4/24/2268/OL1

Address: 46 Lowther Street, Whitehaven

Proposal: Listed building consent for alterations comprising the replacement of rear basement door with a sash window, creation of front basement covered light-well with enlarged window. Alteration to the design and positioning of the main staircase and the re-introduction of an internal staircase to the basement. Internal basement refurbishment to return it to a habitable standard and the removal of a 1st floor wall.

Our ref: SPAB/JN/197639/24

Thank you for notifying the SPAB of the above application. Having reviewed the documents on your Council's website I now write with the Society's comments and advice.

We note the consultation responses of your Council's specialist Conservation Officer (of 20/08/24) and of consultee - Historic Buildings and Places (of 21/08/24). The Society full endorses and echoes the views and advice of both the Conservation Officer and Historic Buildings and Places as set out in their aforementioned consultation responses. We would also like to add the following comments:

- Where fabric is considered 'non-original' (e.g. the existing C19th stair), the fact that it is a later addition/alteration is *not* justification for its removal. In many cases, later additions and alterations have added positively to a building's interest and significance.
- The application contains no information (i.e. details of the works, specifications etc) required to convert the cellar to a habitable space. The technical implications (and any potential unintended consequences on the building/fabric, and its inhabitants) also need to be fully understood in addition to considerations of potential impact on significance.

Conclusion & Recommendations

We advise that the application be ***withdrawn*** and the applicant engage in pre-application discussions with the local planning authority and the Council's Conservation Officer.

Should the applicant continue to pursue the current application in its current form then we advise that additional information and justification (for any harm and losses) is required. It should also be noted that while the proposals in their current form would likely constitute less than substantial harm, this is still a high test and requires clear and convincing justification. However, at present it is difficult to envisage that there is actually a case which could provide the necessary clear and convincing justification.

In the event that the proposals remain as currently detailed (and unrevised), and the application lacks the requisite details and clear and convincing justification, then we advise that it is contrary to:
-the aim of Section 16(2) of the Planning(Listed Buildings and Conservation Areas) Act 1990

and

-Section 16 of the National Planning Policy Framework, in particular paragraphs 195, 203, 205, 206, 208.

We trust that this response is helpful.

Regards,

Joanne Needham
Casework Officer

Usual working days: Monday to Wednesday

Please send all notifications of listed building consent applications, faculty applications, and requests for pre-application advice to casework@jcnas.org.uk

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