



Planning Statement

Millom Library: Repair and Improvement Works

May 2024

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning Statement has been prepared by Avison Young on behalf of the applicant NDA Properties Ltd to assist Cumberland Council as Local Planning Authority ('the Council') in its consideration of the accompanying full planning application for *repair and improvement works to the chimneys, windows, roof and brickwork* at Millom Library, St. George's Road, Millom, LA18 4DD ('the Site').
- 1.2 The building was last used for Council offices and the town's library. The current building has seen little maintenance and investment in recent years and is in a poor state of repair. Full planning permission was granted in June 2022 (reference: 4/22/2249/0F1) for the *change of use of the site and premises from a library at ground floor and Council meeting rooms/offices on the first floor, to an office hub with ancillary meeting rooms and car parking*.
- 1.3 This new planning application is required to carry out necessary additional works to Millom Library to ensure that the building is suitable for future development in accordance with planning application 4/22/2249/0F1. The proposals consist of external repair and improvements works to the chimneys, windows, roof and brickwork.
- 1.4 This Planning Statement examines the application against Section 38(6) of the Planning and Compulsory Purchase Act (2004). It discusses how the development proposal conforms to local and national planning policy requirements and how the development proposals accords with the Council's wider strategic aims.
- 1.5 The proposals have been subject to discussions with Cumberland Council. Samuel Woodford (Conservation Officer) has provided comments on the proposed alterations to the existing windows and chimneys, and offered advice on which elements of the proposed works will require planning permission. The comments provided in this response have been taken into consideration in developing the proposals for the site.

Application Documentation

- 1.6 This Statement should be read alongside the submitted plans and drawings, and the following supporting documentation:

Assessments

- Application Forms (Avison Young);
- Covering Letter (Avison Young);

- Planning Statement (Avison Young); and
- Heritage Statement (Avison Young).

Drawings

- Location Plan;
- SP01 – Site Plan Existing;
- SP02 –Site Plan Proposed;
- D01 – Demolition Plan;
- D02 – Ground Floor Demolition Plan;
- D03 – Upper Floor Demolition Plan;
- M01 – Existing Basement Layout Plan;
- M02 – Existing Ground Floor Layout Plan;
- M03 – Existing Upper Floor Layout Plan;
- P01 – Proposed Basement Layout Plan;
- P02 – Proposed Ground Floor Layout Plan;
- P03 – Proposed Upper Floors Layout Plan;
- PD01 – Ground Floor Proposed Demolition;
- M05 – Existing Elevations 1-8;
- M06 – Existing Elevations 9-13;
- P04 – Proposed Elevations 1-8; and
- P05 – Proposed Elevations 9-13.

Statement Structure

1.7 This Statement is structured as follows:

- Chapter 2 - Site and Surrounding Area
- Chapter 3 – The Development Proposals
- Chapter 4 - Planning Policy Context
- Chapter 5 – Planning Assessment
- Chapter 6 – Conclusion

2. Site and Surrounding Area

The Application Site

- 2.1 The application relates to Millom Library, St. George's Road, Millom, LA18 4DD. Millom Library is located within the recognised town centre of Millom. The site area measures approximately 0.145ha and comprises the library building and car park to the rear of the building.
- 2.2 The building was originally constructed as a library, but in 1995 permission was granted for 'alterations to form new local government centre' (reference: 4/95/0610/0). The building was last used for Council offices and the town's library. The current building has seen little maintenance and investment in recent years and is in a poor state of repair. The applicant are tenants of Millom Library and do not own any property at the Site.
- 2.3 Planning permission was granted in June 2022 for the "Change of Use of Premises from Library to Office Hub with Ancillary Meeting Rooms and Car Parking" (reference: 4/22/2249/0F1). The application did not seek any external physical alterations to the building, although internal refurbishment was noted within the proposals.
- 2.4 The building is accessed directly from the footway of St. George's Road. The car park is accessed through an alley to the northwest of the building from St George's Road. The site is within the Millom Town Centre boundary. Millom train station is located around 300 metres or a 4-minute walk to the north. The A595 is 6.2km north of Millom and can be reached in around 8 minutes by car. The journey west to reach the A595 is 5.8km or 7 minutes.

Surrounding Context

- 2.5 The surrounding area comprises primarily town centre uses, including a restaurant use to the immediate north west of the Site and a property management professional services company to the south east. Further afield, there are more food and beverage uses, banks and professional services and retail uses. The built form appears to be primarily converted residential buildings in origin. The scale is limited to mostly two storeys. There is a purpose-built hospital to the south of the site and Millom Park and Cricket Club opposite the site which provide large areas of green space.

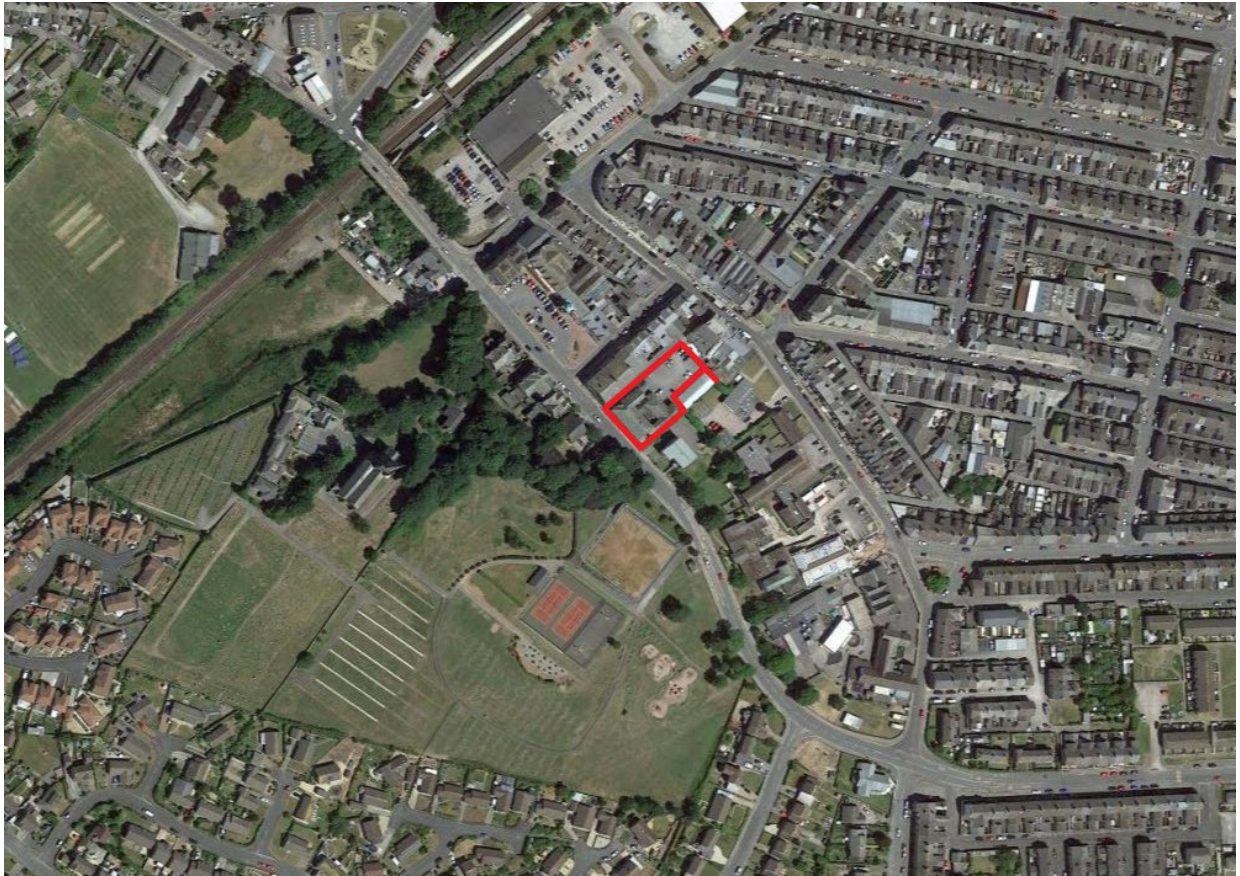


Figure 1: Site Location - indicative location in red (Source: Google Maps)

2.6 The site does not have any local or national ecological designations and is not located within the Green Belt or within an Area of Outstanding Natural Beauty.

2.7 The proposals are subject to the De Minimus exemption to statutory Biodiversity Net Gain requirements as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 legislation. The exemption states the following:

"The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

- *The first condition is that the development does not impact an onsite priority habitat.*
- *The second condition is that the development impacts*
 - a) *Less than 25 square meters of onsite habitat that has biodiversity value greater than zero; and*
 - b) *Less than 5 meters in length of onsite liner habitat."*

2.8 As set out above, the Site does not contain any priority habitat. Furthermore, the proposed repairs and alterations will not affect more than 25 spare meters of onsite habitat that has a biodiversity

value greater than zero, nor will the repair works affect any linear habitats, i.e. hedgerows or watercourses.

- 2.9 Millom Library is not a listed building, however most of the property sits within the Millom Conservation Area. The rear annex to the main Library Building does not sit within the Conservation Area, nor does the car park to the rear of the building. Considering that part of the application boundary is situated within a Conservation Area, this application is also supported by a Heritage Statement prepared by Avison Young.

Pre-Application Discussions

- 2.10 Formal Pre-application advice has not been sought prior to the submission of this planning application, although informal discussions have taken place between Cumberland Council, Avison Young and the applicant to discuss the various repairs and alterations that are required to make the building fit for use.
- 2.11 A meeting was held between Avison Young, NDA Properties Ltd, and Samuel Woodford, Conservation and Design Officer at Cumberland Council on 10 January 2024. Following this meeting, emails were exchanged regarding the windows, chimneys, link staircase, and internal walls. Avison Young received informal advice on each of these elements from Samuel Woodford on 16 January 2024. Further details of each element of the repair and alteration work is set out in Chapters 3 and 5 of this Planning Statement.
- 2.12 The feedback and comments received from Cumberland Council has influenced the evolution of the development proposals; informing key aspects of the proposals design, the planning strategy followed, and assessment methodologies employed. Where feasible, commentary from the Council has been taken on-board and has influenced the development proposals.

3. The Development Proposals

3.1 This section of the Statement provides a summary of the development for which detailed planning permission is sought.

3.2 Full planning permission is sought for:

“Repair and Improvement works to the Chimneys, Windows, Roof, and External Brickwork.”

3.3 The proposals have been prepared mindful of the local planning policy framework. The statutory development plan for the authority is the Copeland Local Plan 2013-2028. This covers the area of Copeland outside of the Lake District National Park. The Core Strategy and Development Management Policies DPD (adopted 5 December 2013) forms the main part of the Development Plan for the borough. Cumberland Council also continues to have regard to the remaining ‘saved’ policies from the Copeland Local Plan 2001-2016 (adopted 2006) relating to specific areas of land (which will be reviewed in the Local Plan).

3.4 The proposals have also been assessed against the emerging Development Plan for the Copeland Borough which is at an advanced stage of preparation. Cumberland Council are in the process of preparing a new development plan and recently consulted on the Copeland Local Plan 2021-2038 Main Modifications between February and March 2024.

3.5 In summary, this application seeks permission for the following external alterations to Millom Library:

- Removal and rebuild of the two main end chimney stacks at the north west and south east elevation of the building;
- Removal of the central ancillary chimney;
- Replacement of all windows; and
- Replacement of stone and brickwork and roof repairs.

3.6 A description of each component of the repair and alteration works is provided below, alongside an overview of why the works are required to ensure that Millom Library is suitable for use as an office hub, subject to the approved change of use application 4/22/2249/0F1.

3.7 The applicant proposes to remove the ancillary chimney that protrudes from near the centre of the roof on the top of the rear pitch, as shown on the accompanying *Demolition Plan*. At present, the chimney is disused and allows moisture into the building, therefore its’ removal is required to ensure

the building is fit for use as an office hub. Once the chimney has been removed, the area will be roofed over.

- 3.8 The development proposes to temporarily take down the chimneys to the right and left of the main roof down to the top of the dutch gable facades, and then rebuild to fit the same aesthetic. The two chimneys have been deemed structurally unsafe and have a distinctive lean at present, which ensures that both features require a rebuild.
- 3.9 The proposals include the replacement of all windows within the library building. Windows located along the south west elevation (fronting on to St George's Road), the south east elevation and the north west elevation will be replaced like for like. This requirement was set out by the Conservation Officer due to the main library building sitting within Millom Conservation Area. Windows on the remaining elevations of the building will be replaced with a suitable uPVC alternative. At present, the windows are mostly dilapidated and require replacement for the building to be deemed fit for purpose.
- 3.10 This application also proposes a series of external works consisting of roof repairs and the replacement of stone and brickwork. The roof works will comprise the removal of approximately half of the slates for re-covering. Several small sections of brickwork on the main library building also need to be locally rebuilt to remove notable cracks within the external façade.

4. Planning Policy

Legislative Context

- 4.1 The Town and Country Planning Act (1990) and the Planning and Compulsory Purchase Act (2004) are relevant to the consideration of this application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 4.2 The statutory development plan for the authority is the Copeland Local Plan 2013-2028. This covers the area of Copeland outside of the Lake District National Park. The Core Strategy and Development Management Policies DPD (adopted 5 December 2013) forms the main part of the Development Plan for the borough. The Council also continues to have regard to the remaining 'saved' policies from the Copeland Local Plan 2001-2016 (adopted 2006) relating to specific areas of land (which will be reviewed in the Local Plan).
- 4.3 The Council is in the process of preparing a new development plan, and recently consulted on the Copeland Local Plan 2021-2038 Main Modifications in February – April 2024. This is a very advanced stage of preparation and policies should therefore be afforded appropriate weight commensurate with the stage of preparation.

National Planning Policy

National Planning Policy Framework ('NPPF') (2023)

- 4.4 The NPPF sets out the Government's planning policies for England and how these should be applied and is a material consideration in the determination of the accompanying planning application. The most pertinent policies relating to the principle of development at the Site are set out below.

The Presumption in Favour of Sustainable Development

- 4.5 The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three objectives which are interdependent and need to be pursued in mutually supportive ways:
- Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity;

- Social objective – to support strong, vibrant and healthy communities; and
- Environmental objective – to contribute to protecting and enhancing the natural, built and historic environment.

4.6 Paragraph 9 confirms that these objectives should be delivered through the application of policies in the Framework; however, they are not criteria against which every decision can or should be judged.

4.7 Paragraph 10 states:

“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”.

4.8 Paragraph 11 is unequivocal in that that for decision-taking this means:

“ c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Achieving Well-Designed Places

4.9 The NPPF places great weight on achieving well-designed places. Paragraph 135 states that planning policies and decisions should ensure that developments:

“ a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- e) *optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

4.10 Paragraph 137 states that design quality should be considered throughout the evolution and assessment of proposals. It recommends that applicants work closely with those affected by their proposals to evolve designs that take into account the views of the community. *"Applications that can demonstrate early, proactive and effective engagement with the community should be looked upon 'more favourably than those that cannot."*

4.11 Paragraph 138 further states that Local Planning authorities should have regard to the outcome of early engagement exercises; including workshops, design advice and assessment frameworks, including any recommendations made by design review panels.

4.12 Paragraph 139 states that planning permission should be refused for development that is not well designed, especially where it fails to take into account any local design guidance and SPDs. Conversely significant weight should be given to:

- "a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

Conserving and Enhancing the Historic Environment

4.13 NPPF Paragraph 195 makes clear that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.14 Paragraph 200 continues that, in determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes, or has the potential to include, heritage assets with

archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local Planning Policy

Copeland Local Plan 2013-2038

4.15 The adopted Copeland Local Plan covers the area of Copeland outside of the Lake District National Park. The Core Strategy and Development Management Policies DPD (adopted 5 December 2013) forms the main part of the Development Plan for the borough. This contains planning policies (strategic and development management Policies), land allocations and areas of protection that will guide future development in the borough and assist with making planning decisions.

4.16 The following Local Plan policies have been identified as being of key importance to the proposals:

- **Policy ST1 Strategic Development Principles** outlines the principles that inform and underpin the Local Plan, including economic and social sustainability, environmental sustainability, protecting, enhancing and restoring the Plan Areas valued assets, and ensuring the creation and retention of quality places. Planning applications that accord with these principles will be approved unless material considerations indicate otherwise.
- **Policy ST2 Spatial Development Strategy** sets the principles by which development within the Plan Area should be distributed, including growing the local economy (particular the energy sector) and concentrating development within defined settlement boundaries, in accordance with the settlement hierarchy. Development outside of defined settlement boundaries should be restricted unless a proven requirements is identified. The four identified towns should accommodate approximately 80% development over the plan period.
- **Policy ST3 Strategic Development Priorities** prioritises the following locations for development:
 - The site at Moorside selected in National Policy Statement 1-EN6 as the location for a nuclear power station;
 - Regeneration sites in south and central Whitehaven – the town centre and harbourside, Pow Beck Valley, Coastal Fringe and the South Whitehaven Housing Market Renewal Area;
 - Town centre renewal in Cleator Moor, Egremont and Millom; and

- The sites prioritised for development in the Energy Coast Masterplan.
- **Policy ER1 Planning for the Nuclear Sector** sets out the Council's support for the nuclear sector's contribution to the economic development of the region. The policy sets out various methods of achieving this, including:
 - Maximising opportunities from the proposed nuclear decommissioning phase for the Borough to become a centre of excellence for knowledge and skills in nuclear energy; and
 - Work with Sellafield Ltd and companies operating at Sellafield to optimise the number of functions and jobs that do not have to be based on site and can be located at, or relocated to, sustainable locations in the Borough's towns.
- **Policy ER5 Improving the Quality of Employment Space** sets out the Council's ambition to improve the quality of employment land portfolio by:
 - Prioritising high-quality office provision within Whitehaven and Key Service Centres to meet inward investment needs in particular and in line with the requirements of Policy ST3B; and
 - Promoting investment in the public realm at specific employment sites and working with owners to achieve improvements more generally throughout industrial areas.
- **Policy ER6 Location of Employment** sets out the preferred location for employment development, which identifies support for Whitehaven and Key Service Centres.
- **Policy ER7 Principal Town Centre, Key Service Centres, Local Centres and other Service Areas: Roles and Functions** defines the roles and functions of settlements within the settlement hierarchy, which Whitehaven identifies the Principal Town and aims to protect and where possible enhance the services and facilities provided in the Key Service Centres of Cleator Moor, Egremont and Millom.
- **Policy SS4 Community and Cultural Facilities and Services** encourages the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot.
- **Policy DM21 Protecting Community Facilities** states that development or change of use which would result in the loss of an existing social, community, cultural or sports facility will

be resisted where there is evidence that there is a demand for that facility that is unlikely to be met elsewhere.

- **Policy T1 Improving Accessibility and Transport** sets out Council support for transport improvements that maximise accessibility for all modes of transport but particularly by foot, cycle and public transport. Priority will be given to improving the accessibility of the Borough's key development and regeneration sites, town and village centres, service, employment and transport hubs, and rural areas.
- **Policy ER9 The Key Service Centres, Local Centres and Other Small Centres** supports retail and service development which promotes the vitality and viability of Key Service Centres, Local Centres and other smaller centres, and is consistent with the spatial development strategy as defined in Policy ST2. This includes appropriate retail and service sector provision within the defined boundaries of each Key Service Centre to serve local communities. Further physical improvements in association with town centre management initiatives will be considered to attract more visitors and to reduce levels of vacancy.
- **Policy ENV4 Heritage Assets** seeks to maximise the value of the Borough's heritage assets by:
 - A. Protecting listed buildings, Conservation Areas and other townscape and rural features considered to be of historic, archaeological or cultural value;
 - B. Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use; and
 - C. Strengthening the distinctive character of the Borough's settlements, through the application of high-quality urban design and architecture that respects this character and enhances the settings of listed buildings.
- **Policy DM27 Built Heritage and Archaeology** supports the above policy, setting out the Council's approach to development which affects built heritage and archaeology. The Council will support development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites and their settings will be supported. Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area and, where appropriate, views in and out of the area. The Council will pay particular attention to how new development respects the character of existing architecture and any historical associations, landscape features, open spaces, trees, walls and quality of townscape.

- **Policy DM6A Managing Non-Retail Development in Town Centres** seeks to protect and promote the vitality and viability of the defined town centres by:
 - A. Seeking for the most part continuous retail outlets and frontages at the ground floor of premises within the designated Primary Frontages Area in Whitehaven;
 - B. Permitting non-retail uses such as cafes, bars, restaurants and other leisure uses which support the night-time economy, provided that such uses do not lead to an overconcentration of non-retail units; and
 - C. Requiring non-retail uses in premises with shop frontages to incorporate a suitable window display.
- **Policy DM10 Achieving Quality of Place** seeks a high standard of design and the fostering of 'quality places'. Development proposals are required to:
 - A. Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes;
 - B. Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:
 - i. An appropriate size and arrangement of development plots
 - ii. The appropriate provision, orientation, proportion, scale and massing of buildings
 - iii. Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage
 - iv. Careful selection and use of building materials which reflects local character and vernacular;
 - C. Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity;
 - D. Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:
 - i. Clear distinctions between public and private spaces
 - ii. Overlooked routes and spaces within and on the edges of development
 - E. Create and maintain reasonable standards of general amenity; and
 - F. Incorporate new works of art as part of development schemes where appropriate.

Copeland Local Plan 2021-2038 (Emerging)

- 4.17 Consideration has also been given to proposed relevant policies contained in the emerging Copeland Local Plan 2021-2038. The Copeland Local Plan 2021-2038 Publication Draft was submitted to the Secretary of State for Public examination in September 2022, with a series of Main Modifications consulted on between February and March 2024. Adoption of the new Local Plan is expected imminently.
- 4.18 The latest versions of the following emerging Local Plan policies have been identified as holding particular relevance to the application and have therefore been considered against the proposed works:
- **Policy DS6PU Design and Development Standards** will expect all new development to meet high-quality design standards which contribute to the health and well-being of residents. This means that development must (among other factors):
 - Make use of existing buildings on site wherever practicable and deliverable, unless they have a negative impact upon the streetscene; and
 - Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character; and
 - Use good quality building materials that reflect local character and vernacular and are sourced locally where possible.
 - **Policy NU1PU Supporting Development of the Nuclear Sector** sets out that the Council will support and encourage the development of the nuclear sector within Copeland where the following criteria are met:
 - a) Proposals are in accordance with relevant National Policy and Government Guidance; and
 - b) Proposals, where appropriate, will make a demonstrable positive contribution to the development and deployment of low carbon energy technologies to help deliver a net zero carbon future.
 - **Policy BE1PU Heritage Assets** states that heritage assets and their setting will be preserved and enhanced by (among other measures):

- Requiring a heritage impact assessment or heritage statement where the proposal would affect a heritage asset;
- Maintaining up-to-date records of the character and significance of Conservation Areas through conservation area appraisals and management plans;
- 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;
- Continuing to identify heritage assets that are "at risk" and work with partners to develop strategies for their protection;
- 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; and
- 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.

5. Planning Assessment

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the statutory development for the determination of the planning application is the Copeland Local Plan 2013 – 2028.
- 5.2 Following a review of the local and national planning policy context, the following matter is considered pertinent to the determination of the planning application.
- Design and Heritage Considerations.
- 5.3 As outlined in chapter 3 of this statement, NDA Properties Ltd were granted permission for a change of use at Millom Library to an office hub in November 2022 (reference; 4/22/2249/0F1). This permission remains extant until 16 November 2025.
- 5.4 The proposals for office space in this location align with the Local Plan's overarching strategic policies for development in general and policies which focus on employment development specifically. Furthermore, Policy ER1 sets out the Council's support for the nuclear sector's contribution to the economic development of the region, including working with Sellafield Ltd to optimise the number of functions and jobs that do not have to be based on site and can be located at, or relocated to, sustainable locations in the Borough's towns. This planning application is being submitted to support the extant permission and to ensure that the property can be safely utilised as an office hub in the future.

Design and Heritage Considerations

- 5.5 The application site is located within Millom town centre conservation area. The building is not listed. The Council's approach as set out in Policy ENV4 is to maximise the value of the area's heritage assets by protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value.
- 5.6 Policy DM27 states development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites and their settings will be supported. Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area.

- 5.7 As set out in Chapter 3 of this statement, this application proposes a series of external repairs and improvement works to Millom Library to ensure it is 'wind and watertight' for use as an office hub subject to extant permission 4/22/2249/0F1.
- 5.8 The proposals include the removal of the central ancillary chimney, which was deemed justifiable by the Conservation and Design Officer during informal discussions. This measure is necessary as the existing chimney is disused and allows moisture into the library building. Considering the minimal visual impact of removing this feature and its' poor condition at present, this element of the refurbishment is compliant with Policies ENV4 and DM27.
- 5.9 The application also proposes the removal and rebuild of the two chimney stacks along the north west and south east elevation of the building. Careful consideration has been given to the visual prominence of these chimney stacks along St George's Road and within the vicinity of the library building. The two chimney stacks will be taken down to the top of the dutch gable facades, cleaned and rebuilt to the same aesthetic as was taken down.
- 5.10 This element of the repair works is necessary with the current stacks deemed structurally unsafe with both stacks having a distinctive lean. The repair and rebuild of the chimney stacks will be undertaken using the same brickwork and materials to ensure the existing aesthetic remains. This strategy ensures that the character and appearance of Millom Library is enhanced in the context of Millom Conservation Area and is therefore compliant with Policy ENV4 and DM27.
- 5.11 Replacement of all existing windows is necessary due to the generally dilapidated and worn state of the windows at present. As agreed during informal discussions with the Council's Conservation and Design Officer, windows along the visible facades of the main library building including the south west, north west, and south east elevations of the building, will see like for like replacements through the provision of timber sliding sash windows to comply with Policies ENV4 and DM27 and preserve the character and appearance of the building. Windows in the remaining sections of the building, not within the Conservation Area, will be replaced with PVCu.
- 5.12 Additional repairs to Millom Library include the replacement of stone and brickwork and minor repairs to the roof. This includes the removal and re-covering of 50% of the roof slates and repointing of brickwork on 50% of the elevations of the main library building. Again, these works have been deemed necessary to ensure that the building is 'wind and watertight' and will enhance the visual appearance of Millom Library.
- 5.13 The proposals are therefore compliant with the design and heritage policies of the adopted Development Plan and should be supported by the Council.

6. Conclusion

- 6.1 Section 38(6) of the *Planning and Compulsory Purchase Act* (2004) requires that applications for planning permission be determined in accordance with the statutory development plan unless material considerations indicate otherwise. This *Planning Statement* sets out how the proposed development accords with the NPPF and the statutory development plan for the Copeland Borough.
- 6.2 Paragraph 38 notes that Local Planning Authorities should “approach decisions on proposed development in a positive and creative way”. This includes working proactively with the Applicant to “secure developments that will improve the economic, social and environmental conditions of the area.”
- 6.3 In summary, this application proposes a series of repair and improvement works to the chimneys, windows, roof, and external brickwork at Millom Library to ensure the building is suitable for use as an office club compliant with approved application 4/22/2249/0F1. The proposed repairs and refurbishment will ensure that the library building is ‘wind and watertight’ and hold careful consideration for the preservation and enhancement of the character and appearance of the building in the context of Millom Conservation Area.
- 6.4 The proposal has been assessed in terms of the design and heritage implications of each element of the scheme and this application has been shaped by informal discussions with Cumberland Council. This Planning Statement should be read in conjunction with the accompanying Heritage Statement, which demonstrate that the proposed development will have no adverse impact upon Millom Conservation Area and will revitalise a prominent historic building within Millom Town Centre.
- 6.5 It has been demonstrated that the proposed development is compliant with the revised NPPF, PPG and the Local Development Plan, and on the basis of the justification set out in this statement and the supporting documentation, it is respectfully requested that the planning application be approved without delay.

Contact Details

Enquiries

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Director

Visit us online

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