Allerdale Borough Council
Planning Application 2/2015/0219

Proposed Development: Listed building consent for the partial demolition and conversion of Ewanrigg Hall (Grade II Listed) to create 2no dwellings and extension to provide 4no dwellings (Use Class C3), and demolition of associated outbuildings.

Location: Ewanrigg Hall
Ewanrigg
Maryport

Recommendation: Approve

Summary/Key Issues

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| Heritage  | The Grade II Listed Building Ewanrigg Hall and associated buildings remain on the site. A number of buildings are to removed, however it is considered a number of these structures do not contribute to the setting of the listed building. Building ‘I’ is to be retained and the dressed stone and inscription lintel with the date 1753 on building ‘H’ is to be incorporated into the proposed new development.

The details and materials of the alterations/repairs to the listed building are acceptable. Although some concern has been raised with regards to the alteration to the front façade wall, and having regard to the duty under s66 of the Planning (Listed Building and Conservation Areas) Act, officers consider the harm caused by the removal of this section is outweighed by the benefits of bringing the remainder of the surviving elements of the Hall back into use and so securing a long term future for them.

The new build/extended elements are of a modern design which contrasts clearly with the detailing of the original elements of the listed building and would not detract from or cause any significant harm to the character of the listed building.

Officers conclude that the proposed development would not adversely affect any heritage assets and therefore is complaint with Policy S2, S4, S5 and S27 of the Allerdale Local Plan (Part 1) |

Proposal

Listed Building Consent is sought for the partial demolition and conversion of Ewanrigg Hall (Grade II Listed) to create 2 no. 4 bed dwellings with single extensions to the rear
and extension to provide 4 no. 1 bed units (Use Class C3) and demolition of associated outbuildings.

Site

The application site is located to the southern edge of Maryport. The wider site is bounded to the east by Ewanrigg Brow, existing residential units to the north and east of the site, agricultural fields to the south west, allotments to the north west and a residential property and associated caravan storage use are located to the south east. The land associated with the Hall is currently predominately agricultural grazing land. Ewanrigg Hall is a vacant Grade II listed building, which was most recently used as a farm house plus a number of vacant former farm buildings are located on the south of the eastern part of the site.

The site is currently accessible from two locations, Ewanrigg Road, along Ewanrigg Lonning to the north west of the site and Ewanrigg Brow, to the east. Ewanrigg Lonning is a partially surfaced drive that runs east-west through the site connecting these access points. Two public footpaths currently pass through the site, one following the principle access track and another tracing the line of the archaeological feature within the northern field. These footpaths then connect with further links connecting into the adjacent countryside.

Relevant Policies

National Planning Policy Framework (March 2012)

Achieving Sustainable Development
Chapter 6: Delivering a wide choice of high quality homes
Chapter 7: Requiring good design
Chapter 12: Conserving and enhancing the historic environment

Allerdale Local Plan (Part 1) Adopted July 2014

Policy S1 Presumption in favour of sustainable development
Policy S2 Sustainable development principles
Policy S4 Design principles
Policy S27 Heritage Assets
Policy DM15 Extensions and alterations to existing buildings and properties

Relevant Planning History

2/2015/0218 Hybrid planning application including: Full planning application for the partial demolition and conversion of Ewanrigg Hall (Grade II Listed) to create 2 no. dwellings and extension to provide 4 no. dwellings (Use Class C3), and demolition of associated outbuildings and; outline planning application for the development of approximately 124 dwellings (Use Class C3), with all matters reserved except for means of access – pending.
Representations

Maryport Town Council – Maryport Town Council Members would like to stress that this is a grade II listed building and they would like to see the outside of the building restored and the development to take place behind that. This is a very prominent historical building in Maryport with lots of historical significance.

County Archaeologist - No objections to the proposed development but have the following comments to make regarding other historic environment issues that are raised by the construction of the proposed development:

- The proposal involves some alterations to the historic fabric of the listed Ewanrigg Hall and also proposes the demolition of a number of ancillary buildings and structures of the 18th, 19th and early 20th century date to the rear of the Hall. These buildings and structures should be recorded prior to alteration and demolition which can be controlled via condition.

- Building H, the structure with the 1753 inscription, is proposed for demolition and, although the building itself is of limited architectural significance, the inscribed lintel with the date 1753 and the dressed stone on the façade are of interest. I recommend that the inscription and dressed stone of ‘Building H’ should be conserved and sensitively incorporated into the proposed new development and that this can be secured by condition.

- The construction of the proposed new dwellings has the potential to disturb buried archaeological assets of the a medieval tower, elements of the designed 18th and 19th century landscape that once surrounded the Hall, and industrial remains associated with the 18th century Thompson’s pit. The archaeological assets threatened by the development should be subject to a programme of archaeological investigation and recording in advance of the development. These works can be secured via condition.

Historic England - We support the principle of re-using and repairing the listed building and we have previously indicated that the proposed demolitions of less significant structures can be justified in relation to the public benefits the proposals would bring.

Conservation Officer – The revised details and materials of the alterations/repairs to the listed building are now acceptable, although I would prefer to see the retention of the entire front wall as I consider it important to understanding more about the scale and importance of the former hall. However the harm caused by the removal of this wall section can be argued to be outweighed by the benefits of bringing the remainder of the surviving elements of the Hall back into use and so securing a long term future for them.

The proposed revised materials for the new buildings at the eastern end of the Former Hall are far preferable to the original proposals and I have no objection to the design which provides a contemporary contrasting style, whilst creating a much more appropriate aesthetic for a residential building in this location.

I am pleased that the historic curtilage building I is now to be retained and reused. The loss of building H is a shame but as this is not in its original form, it is less important, but I
agree with the suggestion of the Cumbria County Council Historic Environment Officer that the dressed stone and inscribed lintel should be retained on the site and incorporated into a new wall as close as possible to the site of the existing building.

**Georgian Group** – Object on the following grounds.

The remains of the Hall - The Georgian Group remains of the view that as much of the listed façade as possible should be incorporated within the new buildings, and does not believe that the proposed measures are sufficient to ensure a long-term preservation of the surviving historic fabric.

We would like to take this opportunity of re-emphasizing the importance of retaining the remaining section of the principal façade above the string course, this historic fabric contains valuable evidence of the original fenestration pattern of the first floor of the later eighteenth century façade and should be retained in full. The applicants have not provided a convincing justification for the demolition of this part of the building’s original façade and therefore the listed building application should be withheld.

The Surviving Historic Outbuildings - The group welcomes the decision to retain the cartshed; however we wish to reiterate our earlier advice that if possible the most important elements of ‘Building H’ should also be preserved within any new development.

**The Victorian Society** – No reply to date.

**Ancient Monument Society** – No reply to date.

Access Officer – On access issues into the dwellings for disabled people no objections providing the new dwellings have level access and the principle entrance doors have a minimum clear opening width of 775mm.

The application has been advertised on site and in the local paper. 1 letter of objection has been received on the grounds of road traffic safety.

A further letter has been received are pleased to see the Hall will be brought back into use but do not wish to see a reduction in height of the rear boundary wall.

**Main Issues:**

**Heritage**

The existing Grade II Listed Building known as Ewanrigg Hall remains on the site with a number of associated buildings. The site and farmhouse are currently unoccupied and have deteriorated of late resulting in the farmhouse unsafe for occupation.

An assessment of impact of the proposed development on heritage assets has been undertaken by the applicant and is set out in the Heritage Statement and Archaeological Desk-Based Assessment and Walkover Survey.
**Demolition of buildings**

The County Councils Historic Environment Officer has assessed the proposal in terms of the demolition of the outbuildings and the construction of the new dwellings. He confirms that many of the undesignated structures proposed for demolition/alteration are of local or negligible significance and do not contribute to the setting of the listed building. No objections are raised to these works. However, he considers two of the buildings that are proposed for demolition to have a potentially greater architectural and historic significance and provide a more positive contribution to the setting of the designated heritage asset than is given credit in the applicant’s heritage statement. These buildings are the structure with the 1753 date-stone (termed building H in the heritage statement) and the former cart shed (termed building I in the heritage statement). By virtue of their age, building materials and historic functions they contribute to the character and appearance of the setting of the grade II Ewanrigg Hall.

The applicant provided additional information in relation to Building H, that was helpful in showing that building H, the structure with the 1753 inscription, is of limited architectural and historic interest. The historic fabric of the building is restricted to 2 facades, one of which will be preserved in the boundary wall of the site. The other façade has been considerably altered to reflect a variety of uses and, although it retains dressed stone and an inscribed lintel with the date 1753, it is considered of minor significance and does not positively contribute to the setting of the designated heritage asset. In light, of this the County Archaeologist has no objection to the demolition of the building. However, it is recommended, that the dressed stone and the inscription should be retained and sensitively incorporated into the proposed housing development considered concurrently with this application under planning reference 2/2015/0218.

Through discussions with the applicant it is now proposed that the former cart shed, building I to be retained and put to sustainable use as part of the scheme. This will be used for parking.

**Impact on listed buildings**

The applicants Heritage Statement submitted with the application advises the heritage assets at Ewanrigg Hall are currently at risk. It is advised that the proposed scheme has the potential to conserve and enhance the significance of the heritage assets and to give them a sustainable long term future. The applicant’s proposal seeks to strip the historic remains of its poor quality additions, and recapture its integrity as a fragmentary survival of a once fine Georgian house. The significant features are to be retained with the existing farmhouse subdivided to form two dwellings, and a new east wing is to be built as a balancing feature to strengthen the overall composition. In terms of the impact of the development on the setting of the heritage asset, the Heritage Statement advises that the layout respects the supremacy of the Hall as the focus of the site, and gives it a new visual and functional role.

The heritage report considers the following to be the chief features of significance:

- The history of Ewanrigg Hall and the evidence it provides about the social and
economic life of the area and leading families in previous centuries;

- The potential survival of archaeological fabric;
- The physical survival of the farmhouse and the ground floor front screen wall of the main house as a fragmentary reminder of the Hall;
- The fine ashlar construction of the front wall;
- The inscribed stone dated 1753 and other dressed stone elements in the surviving front wall of the former cow house ENE of the main hall; and
- The stone boundary walls to the south, east and west of the property

The proposal will see the features above retained, although there will be some alteration to the existing ground floor front façade wall. The front wall is to be reduced in height to the level of the existing string course that runs above the ground floor windows, and the wall top will be consolidated with a new stone coping. During this process it is proposed that the embedded iron band, which is built into the masonry just above the window head level and which the applicant advises is causing damage by corrosion will be removed. The window openings that have been blocked up will be opened up once again to restore the proportions of the frontage wall.

The applicant advises that although the interior of the farmhouse has been much altered, and is of limited interest, subdivision is achieved with minimum intervention to historic fabric. The only feature of any interest that would be lost is the original servant’s staircase, which is in very poor condition and has suffered unsympathetic alteration. The applicant advises the location of the staircase makes it difficult to convert the building in a viable manner without its replacement. In other respects, the conversion reinstates lost internal walls and involves the repair of the roofs and floors.

The existing agricultural building to the rear of the front wall will be demolished with the wall retained as detailed above. The applicant has taken on board the comments from the Conservation Bodies and is now proposing the land to the rear will be subdivided to provide a private garden area for one of the converted properties within the existing farmhouse. The remainder of the land would provide a shared garden area for the 4 new build dwellings.

The applicant considers the proposed scheme will deliver substantial benefits by bringing the currently vacant listed building back into use. The proposals for the wider housing development will help to enable substantial investment that is required to convert the currently vacant building, which has deteriorated over the years due to lack of occupation, for residential use. The proposals will ensure the building is put to long term viable use and can be enjoyed by future generations.

**Design of extensions/alterations to Hall**

Planning and Conservation Officers consider the revised details and materials of the alterations/repairs to the listed building are now acceptable. The Conservation Officer would still prefer to see the retention of the entire front wall as she considers it important to understanding more about the scale and importance of the former Hall. However, the Conservation Officer acknowledges that the harm caused by the removal of this section
can be argued to be outweighed by the benefits of bringing the remainder of the surviving elements of the Hall back into use and so securing a long term future for them.

The new build/extended elements are of a modern design which contrasts clearly with the detailing of the original elements of the listed building and in officers opinion the (latest amended) plans would not detract from or cause any significant harm to the character of the listed building as long as the door and window reveals are a minimum of 100mm deep, which can be controlled via condition.

Officers consider it is important for the setting of the listed building with regards to the outline proposal to be safeguard where possible at this stage. Therefore a no build zone has been agreed between the applicant and officers which will allow the longer views of the Hall to be seen.

Officers now consider that the design of the proposed alterations to the listed building and the new build elements attached would comply with the Conservation and design provisions of the NPPF and Allerdale Local Plan policies S4, S27 and DM15.

Consultation response and conclusions

As a result of the proposed demotion works a range of additional historic amenity groups are consulted.

The Georgian Group have considered the revisions submitted and with regards to the remains of the Hall still consider the most practical and efficient way of ensuring the survival of the remaining section of the Hall’s entrance faced is for it to be incorporated within a new dwelling or dwellings. The Group remains of the view that as much of the listed façade as possible should be incorporated within new buildings, and does not believe that the proposed measures are sufficient to ensure the long-term preservation of the surviving historic fabric.

They also consider it important to retain the remaining section of the principle façade above the string course, as this historic fabric contains valuable evidence of the original fenestration pattern of the first floor of the later eighteenth century façade and should be retained in full.

The Group welcomes the decision to retain the cartshed; however we wish to reiterate our earlier advice that if possible the most important elements of ‘Building H’ should also be preserved within any new development.

The County Archaeologist raises no objections to the proposal subject to the inclusion of conditions securing the a programme of archaeological investigations and recording of existing buildings and securing the inscribed lintel with the date 1753 and dressed stone is incorporated into the new development. Historic England raise no objections to the proposal.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states
“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Therefore given the special statutory status of this material consideration, considerable importance and weight should be accorded to it. In considering the details above officers consider the agent has worked with officers to provide an acceptable form of development that will not negatively affect the historic fabric of the building and protect the setting of the grade II Listed Building.

Officers accept the comments made by the Conservation Officer and the Georgian Group that they would wish to see the remaining part of the wall retained in full, however it is considered the agent has provided sufficient justification for the removal of the iron band, resulting in the height of the wall reduced. In assessing the potential harm this work may have on the designated heritage asset officers consider the benefit of bringing the listed building back into use outweighs the harm it will cost to the character of the front façade wall.

The Planning (Listed Buildings and Conservation Areas) Act 1990, requires applications which involves the demolition of a listed building (including ancillary buildings) to consult with the Secretary of State if an objection from one of the National Amenity Societies, in this case the Georgian Group is received. The Secretary of State has therefore been consulted on this application.

Officers consider that the proposed development would not adversely affect any heritage assets within or external to the site and is therefore compliant with the provisions of Policies S2, S4, S5 and S27 of the Allerdale Local Plan (Part 1).

**Other Issues:**

**Local Financial Considerations**

Having regard to S70 (2) of the Town and Country Planning Act there are no local financial implications.

**Conclusion**

Officers consider the proposed alterations and extensions to the listed buildings will ensure the listed buildings are brought back into use and secure the future use of the site. The farmhouse has been sensitively designed to retain existing features where possible and retain the character of this heritage asset.

The new build/extended elements are of modern design which contrast clearly with the detailing of the original elements of the listed building and would not detract from or cause significant harm to the character of the listed building.

 Officers consider the proposed alterations/extensions/new build elements comply with
the provisions of Policy S4 and S27 of the Allerdale Local Plan (Part 1) and members are recommended to approve the application, subject to the approval from the Secretary of State.
Annex 1

Conditions/Reasons

Listed Building Application

1. The works hereby granted listed building consent shall be begun before the expiration of three years from the date of this consent.
   Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Site Location Plan (L0001 Rev A amendment received 13 January 2016)
   Proposed Site Plan (L0020 Rev E amendment received 4 April 2016)
   Proposed Elevations (L0021 Rev D amendment received 27 November 2015)
   Proposed Elevations (L0022 Rev F amendment received 24 February 2016)
   Proposed Floor Plan (L0023 Rev C amendment received 27 November 2015)
   Proposed Cart Shed and Elevation (L0024 amendment received 7 October 2015)
   Proposed Removals Site Plan (L0010 Rev B amendment received 7 October 2015)
   Proposed Removals Elevations (L0011 Rev A amendment received 2 June 2015)
   Proposed Removals Floor Plan (L0012 Rev A amendment received 2 June 2015)
   Proposed Window Types (C0001 Rev B amendment received 27 November 2015)
   Proposed Door Types (C0002 Rev B amendment received 24 February 2016)
   Reason: In order to ensure that the development is carried out in complete accordance with the approved plans.

3. Prior to works commencing on the conversion of the farmhouse and erection of the new build (excluding demolition works), details and samples of materials to be used to the exterior of the development hereby approved, including those to be used for the boundary treatments and coping on the front wall, to be submitted to the Local Planning Authority for approval. The development shall be constructed in accordance with the approved details.
   Reason: To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area and to protect the character of the listed building, in compliance with the National Planning Policy Framework and Policy S27 and DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

4. No development hereby permitted shall be commenced until a scheme of hard and soft landscaping works have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until all surfacing/landscaping works have been implemented in accordance with the approved details. Any tree or plants which within a period of 5 years from the completion of the development die, are removed or become seriously
damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning.
Reason: In order to enhance the appearance of the development and safeguard the setting of the listed building.

5. Any new windows and doors shall be recessed a minimum of 100mm.
Reason: To ensure a satisfactory standard of development compatible with this historic setting, in compliance with the National Planning Policy Framework and Policy S27 of the Allerdale Local Plan (Part 1), Adopted July 2014.

6. Before work is commenced a scheme containing a methodology statement and timetable for the removal, storage and relocation of the 1753 inscription and dressed stone of ‘building H’ shall be submitted to and approved by the local planning authority. The works shall be carried out strictly in accordance with the approved details.
Reason: To order to safeguard the historic interest of the site.

7. Before construction work is commenced the exact new location of the 1753 inscription and dressed stone of ‘building H’ shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details and timetable under condition 6.
Reason: To order to safeguard the historic interest of the site.

Proactive Statement

Application Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by identifying planning policies, constraints, stakeholder representations and matters of concern within the application (as originally submitted) and where appropriate negotiating, with the Applicant, acceptable amendments and solutions to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.