

## Allerdale Borough Council

### Planning Application FUL/2021/0197

#### Development Panel Report

**Reference Number:** FUL/2021/0197  
**Valid Date:** 18/08/2021  
**Location:** Town Hall, Senhouse Street, Maryport  
**Applicant:** Allerdale Borough Council  
**Proposal:** Replacement of existing doorway at North elevation with infill panel, construction of new doorway in original position to form new main access

#### **RECOMMENDATION**

**Grant with conditions**

#### **1.0 Summary**

<b><u>Issue</u></b>	<b><u>Conclusion</u></b>
<b>Heritage</b>	The alterations do not harm the non designated heritage asset, the conservation area or the setting of listed buildings. The proposals enable the ongoing viable use of the building.
<b>Residential Amenity</b>	No impact.

#### **2.0 Proposal**

- 2.1 The proposal relates to the north elevation of the Town Hall at Senhouse Street, Maryport. Planning permission is required for the reinstatement of an original door opening and the replacement of the existing door opening with an infill panel door.
- 2.2 Other alterations are shown on the application drawings but these comprise repairs and do not require planning permission. The proposed glazed roof at first floor level has been removed from this application.
- 2.3 The alterations to the doors on the north elevation will not only restore an original feature but will also enable the internal layout to be altered to improve functionality and future proof the building by creating flexible, adaptable workspaces that accommodate different users.

2.4 The proposed door will reflect the style of the existing door but will be painted to match the colour of the existing stucco render on the external facade. The purpose of this is to display the heritage attributes of the building.

2.5 The Plans for consideration are:-

9046 Location Plan

9046 Existing Site Plan

9046-BA-ZZ-ZZ-DR-A- (02)002 Existing West Elevation

9046-BA-ZZ-ZZ-DR-A-(05)004 Proposed West Elevation

9046-BA-ZZ-ZZ-DR-A-(05) 001- Proposed North Elevation

9046-BA-ZZ-00-DR-A-(01)000 Existing Ground Floor Plan

9046-BA-ZZ-01-DR-A- (01)001 Existing First Floor Plan

9046-BA-ZZ-00-DR-A-(04) 000 Proposed Ground Floor Plan

9046-BA-ZZ-01-DR-A- (04) 001 Proposed First Floor Plan

### **3.0 Site**

3.1 The site is on the corner of Senhouse Street and High Street. It is a two storey property with parts dating back to the 1760s. It is not listed but is considered a non-listed heritage asset. It is located within the conservation area. The immediate context surrounding the building features many other designated and non-designated heritage assets, including the Broom Vaults PH and 72 High Street.

### **4.0 Relevant Planning History**

4.1 The most recent applications relating to the site are as follows:

- 2/2001/0120: Refurbishment and renovation including provision of disabled access
- 2/2003/0425: Re-rendering of two chimneys to match adjacent wall finishes.

### **5.0 Representations**

#### **Maryport Town Council**

5.1 Objection, a risk assessment to the rest of the building before any new construction takes place is required, The repairs to the rear wall & chimney have been halted due to H&S reasons, unless this is fixed first, no other building/construction/repair works should commence externally or internally

## **Other representations**

5.2 There have been no other letters of representation.

## **6.0 Environmental Impact Assessment**

6.1 With reference to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the development is not within Schedule 1 nor 2 and, as such, is not EIA development.

## **7.0 Duties**

7.1 Does the site affect the setting of a listed building?  
Yes. Section 66(1) of the Listed Buildings Act 1990 states that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

Is the site within a designated conservation area?  
Yes. Section 72(1) of the Listed Buildings Act 1990 states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Is the development likely to have a significant effect upon a Natura 2000 designation? No

## **8.0 Development Plan Policies**

### **Allerdale Local Plan (Part 1) 2014**

8.1 The following policies are considered to be relevant:-

S1 – Presumption in favour of sustainable development

S2 – Sustainable development principles

S3 – Spatial Strategy and Growth

S4 – Design principles

S5 – Development principles

S27 – Heritage Assets

S32 – Safeguarding Amenity

DM14 – Standards of Good Design

### **Allerdale Local Plan (Part 2)**

## **9.0 Other material considerations**

### **National Planning Policy Framework (NPPF) (2021)**

## **10.0 Policy weighting**

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and Allerdale Local Plan (Part 2) policies have primacy.

## **11.0 Assessment**

### **Heritage**

- 11.1 Policy 27 states that the historic environment including all heritage assets and their settings will be conserved and enhanced in a manner appropriate to their intrinsic historic value and significance, their importance to local character, distinctiveness and sense of place, and to other social, cultural economic or environmental benefits/values.
- 11.2 A detailed Heritage Statement by Peter Messenger has been submitted to support the application. It also provides detail on other aspects of the building which are not subject to this application.

### *Heritage Assets*

- 11.3 The Town Hall is not listed but is considered to be a non-designated heritage asset. The Heritage Statement provides detail of its history. Parts date back to 1760 and the building has been much altered during various stages of history.

- 11.4 There are several listed buildings within the setting of the Town Hall:

72 High Street – Grade II  
Broom Vaults PH – Grade II  
13 Senhouse Street – Grade II  
Public House, Senhouse Street – Grade II

- 11.5 The Town Hall is identified as having considerable significance, architecturally, historically and as part of the townscape. The building is very important in terms of the setting of the conservation area.

### *Assessment of impact of work to the significance of the asset*

- 11.6 The work to the doorways will retain the historic fabric and the overall appearance of the building. Key design detail will be preserved. The impact of the work will not be significant on the appearance of the building within the conservation area.
- 11.7 As set out in the Heritage Statement, the continued occupation, repair and refurbishment of this building will help to ensure the future survival of this heritage asset, which occupies a significant position within the Maryport Conservation Area. The building's current function or something similar will provide a viable use for the building, which in turn will help to retain its significance, enabling it to continue to provide public benefits. The junction of High Street and Senhouse Street is historically very significant as it establishes the axes for Maryport's 30 grid pattern, for which it is renowned. The location of this and other buildings at this point within the Conservation Area form a group of significant buildings. Their continued use and the survival of their historic fabric are a requirement to ensure that the area's quality and vitality are regained, all of which adds to the public benefits that could be achieved.

#### **Level of harm**

- 11.8 The alterations to the doorways will not cause any significant harm to the building. The new doorway is actually in the location of a previous doorway. There will be no harm to the setting of listed buildings or the character of the conservation area.

#### **Residential Amenity**

- 11.9 Policy S32 seeks to safeguard residential amenity. The immediate area is primarily commercial but with dwellings above shops and on High Street. The proposed alteration to the north elevation will not result in any change to the level of residential amenity.

#### **Other Issues**

- 11.10 Maryport Town Council objected on the basis of other repairs being halted on the building for H&S reasons. They require a risk assessment to the rest of the building before any new construction takes place. The applicants have responded to their concerns by stating that the current proposal is a completely separate issue and that a comprehensive approach to the building is being taken. The issue of planning permission for alterations to the doors should be treated separately from other repairs. It is considered that there is no planning reason to delay the current proposal on the basis of delays to other repair work.

## **12.0 Conclusions**

- 12.1 The works will preserve the building and support its ongoing viable use. There is no harm to the building, to its setting and features of special architectural or historic interest which it possesses. The setting of the conservation area and listed buildings is preserved and the ongoing viable use of the building is secured.

## **RECOMMENDATION**

**Grant subject to conditions.**

## Annex 1

### **CONDITIONS**

#### **Time limit**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

#### **In accordance**

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

9046 Location Plan

9046 Existing Site Plan

9046-BA-ZZ-ZZ-DR-A- (02)002 Existing West Elevation

9046-BA-ZZ-ZZ-DR-A-(05)004 Proposed West Elevation

9046-BA-ZZ-ZZ-DR-A-(05) 001- Proposed North Elevation

9046-BA-ZZ-00-DR-A-(01)000 Existing Ground Floor Plan

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9046-BA-ZZ-01-DR-A- (04) 001 Proposed First Floor Plan

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

#### **Pro-active Statement / Notes to Applicant**

- 1) Application Approved Without Amendment

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including emerging Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

