

**Allerdale Borough Council**  
**Planning Application FUL/2021/0309**  
**Development Panel Report**

**Reference Number:** FUL/2021/0309  
**Valid Date:** 14/12/2021  
**Location:** Maritime Museum  
1 Senhouse Street  
Maryport  
CA15 6AB  
**Applicant:** Helen Brownlie Maryport  
Regeneration Team  
Allerdale Borough Council  
**Proposal:** Change of use from a museum to a composite use involving an art gallery, exhibition space and an “artist in residence” flat and associated internal and external alterations

**RECOMMENDATION**

**GRANT**

**1. Summary**

<b><u>Issue</u></b>	<b><u>Conclusion</u></b>
Principle of Development	The proposed composite use is considered consistent and complimentary to the area for a town centre location.
Design and Heritage Assets	The proposal alterations to the building have been appropriately designed to retain the character of the building, whilst providing a viable use for the building.  The proposed works will not have a detrimental impact on the character and setting of the conservation area or Listed Buildings.

**2. Proposal**

2.1. The proposed development is for the change of use from a museum to a composite use involving an art gallery, exhibition space and an “artist in residence” flat on the second floor.

2.2. The external alterations comprise the reinstatement of a ground floor doorway, replacement/refurbishment of windows, pipework to serve the bathroom and kitchen of the flat, an air source heat pump, and the installation of solar panels on the south facing roof. Repairs will also be carried out to the stonework and render.

2.3. The Plans for consideration are:-

Dwg 2146-03 Location Plan

Dwg 2146-05 Site Plan As Proposed

Dwg 2146-06 Floor Plans and Elevations as Proposed received 17 January 2022

Heritage, Design and Access Statement

The particulars are available to view via the following link:-

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X00000B9E8uUAF/ful20210309>

### **Site**

2.4. The application site is prominently located at the junction of Well Lane and Senhouse Street neighbouring the quayside of the old harbour within the Maryport Conservation Area.

2.5. The origins of the building appear to date back to before 1935 (formerly a Public House) with re-building work carried out circa 1881-1882. Externally, the building has three storeys with a clad tiled roof; rendered walling with decorative stonework on the corner entrance above which there is a mosaic portrait of Queen Victoria; and English bond brick chimney stacks. There is a gable end with timber boarding between two of the brick stacks. The property is served by a yard although access is via the garden of the neighbouring property. An electricity sub-station is also located to the south of the building.

2.6. Although not a listed building, 1 Senhouse Street is considered to be a non-designated heritage asset.

2.7. Within the immediate vicinity there are four listed structures, namely: 8 Senhouse Street; 11 Senhouse Street (The Lifeboat Inn); 13 Senhouse Street and the Middle Tap PH.

### **3. Relevant Planning History**

3.1. In 1975 planning permission was granted for the site to be used as a tourist information centre and museum.

#### **4. Representations**

##### **Maryport Town Council**

4.1. No objection.

##### **Fire Officer**

4.2. No objections.

4.3. The application has been advertised by press advert, site notice and neighbour letter. A letter of support has been received. However, this does raise concerns regarding lack of parking, obstructions from siting of scaffolding and lack of space to store a skip.

#### **5. Environmental Impact Assessment**

5.1. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

5.2. The development does not within Schedule 1 nor 2 and, as such, is not EIA development.

#### **6. Duties**

6.1. For LB setting:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

6.2. For conservation areas:

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.

#### **7. Development Plan Policies**

##### **7.1. Allerdale Local Plan (Part 1)**

Policy S1 Presumption in Favour of Development

Policy S2 Sustainable Development

Policy S3 Spatial Strategy and Growth

Policy S4 Design Principles

Policy S5 Design Principles  
Policy S16 Town Centre and Retail  
Policy S27 Heritage Assets  
Policy S32 Safeguarding Amenity  
Policy DM7 Town Centre Development  
Policy DM9 Town Centre Frontages  
Policy DM15 Extensions and Alterations to Existing Buildings and Properties

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

Policy SA2 Settlement Boundaries

## **8. Other material considerations**

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

## **9. Policy weighting**

- 9.1. 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 the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

## **10. Assessment:**

### **Principle of development**

- 10.1. The application site falls within the designated boundary of the Town Centre and neighbours the harbour with its associated leisure and commercial activities.
- 10.2. Policy S16 of the Allerdale Local Plan Part 1 details that the Council will promote the vitality and viability of town centres within the plan area by encouraging a diverse mix of uses which attract a wide range of people at different times of the day.
- 10.3. The proposed museum and art /exhibition gallery fall within the same landuse class therefore this element of the development does not require consent i.e only the residential flat landuse needs planning consent. In such a location, the proposed composite use is consistent and complimentary with what is already taking place in the area. On this basis, and in the context of the planning history of the site, it is considered that the proposed use is acceptable.

## **Design and Heritage Impacts**

- 10.4. Policy S4, S5, S32 and DM14 of the Local Plan seeks new development to respond positively to the character and distinctiveness of the area whilst ensuring suitable standards of amenity are retained for existing residential properties. Policy DM15 seeks a high standard of design for proposals that involve the alteration and/or extension of existing buildings.
- 10.5. Policy S27 of the Allerdale Local Plan seeks to safeguard, conserve and enhance heritage assets in safeguarding their significance and historic value.
- 10.6. 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.
- 10.7. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 10.8. The council therefore has a duty to have a special regard on developments which may affect the character or setting of a conservation area or listed building.
- 10.9. The application proposal has been designed to keep any alterations to a minimum; and original features (such as the entrance) retained, repaired and re-used wherever practical. Any new doors and windows are to be timber. The external alterations to the existing building are considered to retain the character of the building.
- 10.10. The inclusion of solar panels have been appropriately located on the south elevation to limit the impact. On this elevation the panels would not be viewable from Senhouse Street, although at right angles, would still be visible from Well Lane and South Quay.
- 10.11. In overall terms, it is considered that the magnitude of the proposed change to this non-designated heritage asset will be minor/less than substantial. The slight harm from the panels is considered to be outweighed by the use of renewable energy to improve the energy efficiency of the building and see the continuing use of this prominent building within the Conservation Area, close to the town centre.
- 10.12. It is considered the proposal will not harm the setting of the nearby Listed Buildings as identified in paragraph 2.7 or the Conservation Area as a whole

## **Living Conditions**

- 10.13. Policy S32 seeks to protect the amenity of existing residents.

10.14. The proposal would not exacerbate any issues for the neighbouring residents associated with noise/disturbance, loss of privacy, light and overshadowing with the proposed use considered a compatible use to the area. Nearby car parks will continue to be used for the parking requirements.

#### **Local Financial Considerations**

10.15. Having regard to S70 (2) of the Town and Country Planning Act the proposal will have financial implications arising from Business Tax Revenue.

### **11. Conclusions**

11.1. The proposal will lead to the effective use of the building with the associated internal and external works kept to a minimum with original features retained. Therefore the proposal is considered acceptable, with the design and siting not having a detrimental impact on the setting and character of the Conservation Area or the Listed Building.

### **12. RECOMMENDATION**

**GRANT**

## **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:  
Dwg 2146-03 Location Plan  
Dwg 2146-05 Site Plan As Proposed  
Dwg 2146-06 Floor Plans and Elevations as Proposed received 17 January 2022**

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.

#### **Advisory Note**

