

**Allerdale Borough Council**  
**Planning Application FUL/2022/0055**

**Development Panel Report**

**Reference Number:** FUL/2022/0055  
**Valid Date:** 25/02/2022  
**Location:** Caldew Hall, Solway Street, Silloth, CA7 4EG  
**Applicant:** T Graham  
**Proposal:** To replace wooden single glazed windows with UPVC double glazed windows, to wet stone dash front elevation, Solway Street to preserve brickwork and to replace wooden doors with UPVC (resubmission of FUL/2021/0225)

**RECOMMENDATION**

That the application is granted.

**1. Summary**

<b><u>Issue</u></b>	<b><u>Conclusion</u></b>
Principle of Development	The principle of the proposed development is considered acceptable supporting the continued use of the property as a community hall.
Heritage	The revised scheme as submitted is considered acceptable and will not result in detriment to the heritage asset (Silloth Conservation Area)

**2. Introduction**

2.1. The application has been called in by Cllr Cook to be considered by the Development Panel given the previous refusal and the presence of UPVC within other properties in the area. Cllr is in support of proposal.

**3. Proposal**

3.1 The application seeks planning permission to replace wooden single glazed windows with UPVC double glazed windows, wet dash of the property's front elevation (Solway Street) and to replace wooden doors with UPVC.

3.1. The details for consideration are:-  
Application form dated 22.02.2022

Location Plan  
Covering Letter – Additional Information  
Appendix D – Doors  
Appendix C – Windows  
Home Frame Door & Window Brochure  
Home Frame Window Specification Details

#### **4. Site**

- 4.1 The application property is a community hall situated within the Silloth Conservation area at Solway Street, Silloth. It is a single storey building that was a former church dated 1887 on the name plate above the main door; "*Christ Church 1887 Mission Hall*". It is constructed in red brick with timber single glazed windows and timber doors.
- 4.2 There are residential dwellings to the north, east, south and west of the site with the adjoining dwelling to the south being constructed in red brick as well as the terrace of dwellings to the east, which are also within the Conservation Area. Further north of the site is the Cooperative Supermarket and the Former St. Andrews Hall, both of which are outside the designated Conservation area.

#### **5. Relevant Planning History**

- 5.1 FUL/2021/0225 - Change all the windows from wooden to white pvc, change wooden door to white pvc and dash the front elevation brickwork – Refused 19.10.2021

#### **6. Representations**

- 6.1 **Silloth Town Council** – Recommend approval
- 6.2 The application has been advertised in the local press, on site by means of a site notice and by neighbour letter. To date, one representation of support has been received

#### **7. Environmental Impact Assessment**

- 7.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- 7.2 The development does not within Schedule 1 nor 2 and, as such, is not EIA development.

#### **8. Duties**

- 8.1 For Listed Buildings:

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.

8.2. For conservation areas:

Section 72(1) of the Listed Building and Conservation Area 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.

## **9. Development Plan Policies**

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

Policy DM15 - Extensions and alterations to existing buildings and properties  
Policy S2 Sustainable Development  
Policy S3 Spatial Strategy and Growth  
Policy S4 Design Principles  
Policy S27 Heritage Assets

These policies can be viewed at:-

<https://www.allerdale.gov.uk/en/planning-building-control/planning-policy/local-plan-part-1/>

## **10. Other material considerations**

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

10.2 **Council Strategy 2020-2030**

## **11. Policy weighting**

11.1. 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.

## **12. Assessment**

12.1 The proposal seeks permission for the replacement of timber single glazed windows with white UPVC, replacement of timber doors with white UPVC and the dashing of the brickwork to the Solway Street frontage elevation of the property with grey wet dash. The replacement windows and doors would not require any

alteration to the existing fenestrations and would include a mixture of top opening, bottom opening and non-opening windows. Original features consisting of sandstone window cills and surrounds and brick pillars would be retained as existing.

- 12.2 The application property is situated within the Silloth Conservation area. The majority of the properties on Solway Street are residential and have replaced their windows and doors with white UPVC. Immediately adjacent to the application property on Caldew Street, the residential properties retain their red brick construction with the replacement of timber and doors with UPVC.
- 12.3 It is accepted by officers that a significant amount of the historic character within this part of the Conservation Area has been lost through the introduction of modern materials, with a vast number of the properties being residential and not afforded any protection by means of an Article 4 Direction Order. However, the application property is considered to retain original features and contributes to the overall character of the Conservation area, being a prominent building situated on the corner of Solway Street and Caldew Street.

### **Heritage**

- 12.4 Policy S27 is the principal policy for the consideration of the proposal given the identified historic sensitivity of the site –

"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. The Council will work with partners to seek the conservation and enhancement of all designated or non-designated heritage assets within the Plan Area. In determining applications that could affect the significance (including character, appearance, historic value, value to people and setting) of a heritage asset and/or archaeological asset, the following factors will be taken into account:

- The level of significance of the heritage asset(s).
- The impact of the proposal on the significance (including setting) of the heritage asset(s).
- How the significance and/or setting of the asset could be better revealed.
- Opportunities for mitigating climate change without damaging significance.

Only proposals which do not harm any positive qualities of the heritage asset(s) will be approved, unless there is a clear and convincing public benefit to the proposal that will outweigh the harm caused to the asset(s).

- 12.5 The existing windows, door and brick construction represent traditional features of the building. Therefore, the balance to consider is whether or not the merits of the proposed replacement windows and doors and wet dashing of one elevation of the property would preserve or enhance the character of the Conservation Area. These aspects can be divided into three categories; materials, sections and means of opening.
- 12.6 The proposed windows are UPVC double glazed with the means of opening replicating the existing windows. Timber represents the traditional material used on fenestration details on properties within the Conservation area. However, given the number of properties in the immediate locality with UPVC windows, the proposal of replacing the existing timber windows with UPVC would not introduce a modern material onto the street scene.
- 12.7 The supporting information submitted with the application specifies that only the Solway Street frontage elevation will be dashed, with the Caldew Street frontage elevation remaining as brick, in keeping with the row of terraced houses on Caldew Street which are directly adjacent to the application property. In addition to this, the original sandstone windows cills and surrounds on the Solway Street frontage elevation will remain as existing and not be covered over with wet dash, as will the brick pillars. Solway Street consists of a mixture of finishes from brick to dash and smooth render. The Methodist Church further up the street also occupies a corner plot and is completed in render. Therefore, it is considered that the dashing of the Solway Street elevation will not result in the introduction of modern materials within this section of the Conservation Area.

### **Other Issues**

- 12.8 Given the nature of the proposal there are no other issues to be taken into consideration.

### **Local Financial Considerations**

- 12.9 Having regard to S70 (2) of the Town and Country Planning Act the proposal will have no local financial consideration.

## **13 Conclusions**

- 13.1 Having regard to the proposed alterations in the present submission, the context of the wider Conservation Area which consists mainly of UPVC windows and doors, with a mixture of clad frontages, it is the opinion of officers that the proposed scheme, as resubmitted, is an improvement on the previously refused proposal due to the Caldew Street elevation remaining as brick which is in keeping with the adjacent row of terraced houses, and due to the stone window surrounds, cills and brick pillars retaining their original appearance. Overall, officers consider the revised scheme to be a satisfactory compromise which will support a viable long-term use of the building as a community facility whilst retaining some prominent original features. Upon balance, the proposal is considered acceptable and will not result in any significant harm to the heritage asset within which it is situated.

## **14 Recommendation**

### **14.1 GRANT**

#### **Annex 1**

#### **CONDITIONS**

- 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:**

**Location Plan  
Covering Letter – Additional Information  
Appendix D – Doors  
Appendix C – Windows  
Home Frame Door & Window Brochure  
Home Frame Window Specification Details**

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.

#### **Pre Development Conditions:**

- 3. Prior to the commencement of the development hereby approved, details specifying the design of the replacement doors, shall be submitted to and approved by the Local Planning Authority.**

Reason: In order to ensure a satisfactory standard of development which will conserve the heritage asset within which the building is situated, in accordance with Policy S27 of the Allerdale Local Plan (part 1) Adopted July 2014.

#### **Other:**

- 4. There shall be no exterior cladding applied to the Caldew Street elevation of the building or to the window surrounds, cills and pillars of the Solway Street elevation.**

Reason: In order to preserve the positive qualities of the the building which contribute to the heritage asset within which it is situated (Silloth Conservation

Area), in accordance with Policy S27 of the Allerdale Local Plan (part 1), Adopted July 2014.

