Lake District National Park

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Report from the Head of Development Management to the Development Control Committee

Application number:	**7/2024/2136 & 7/2024/3137**
Application type:	Planning aplication and Listed Building Consent application
Applicant:	Ms Emma Moody
Location:	Birkett Field, Blease Road, Threlkeld, Cumbria, CA12 4SZ
Grid reference:	334779 525527
Proposal:	Removal of the outhouse, changes to the partition wall between the bedroom and bathroom and additional minor external and internal works
Report prepared by:	Phil Nicholls, Area Planner
Report agreed by:	Kevin Richards, Planning Manager
Recommendation:	APPROVE with conditions; and GRANT Listed Building Consent

1 About this report

1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.

1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

2.1 I am reporting this application to Committee because the applicant is a member of staff.

2.2 Planning permission (7/2024/3136) and listed building consent (7/2024/23137) are sought for the removal of a modern lean-to outhouse and minor internal alterations at Birkett Field, a Grade II listed former farmhouse in an open countryside location southeast of Threlkeld.

2.3 Both applications are covered by this single report.

3 Representations

3.1 Threlkeld Parish Council – No response received at time of writing report.

3.2 Local Highway Authority – No objection.

3.3 Lead Local Flood Authority – No objection.

3.4 Rights of Way Officer – A PROW runs through the site and should not be obstructed.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 06: Design and development
- Policy 07: Historic environment

- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 Works to the dwelling are in principle acceptable. The nearest neighbouring property is located 50m to the south and would not be impacted by the proposals. The main issues in this assessment are therefore:

- Impact on the character of the area
- Impact on the listed building.

Impact on the character of the area

5.2 A public footpath leads past the northern side of the dwelling. The only external change proposed is removal of a small lean from the western elevation. The lean-to is finished in matching render and a slate roof but is of a modern blockwork construction therefore a much later addition to the building. The removal of the lean to is a small-scale change that in my view would have an acceptable impact on the character of the area compliant with Local Plan Policies 05 and 06.

Impact on the listed building

5.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent or planning permission for any works to a listed building 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 (Section 16(2) and Section 66).

5.4 Lake District National Park Local Plan 2020-2035 Policy 07 (Historic Environment) states that development proposals will seek to conserve and enhance the character, authenticity, integrity, setting and views of the historic environment.

5.5 Externally the only change proposed is the removal of a small lean-to from the western elevation. As outlined above this lean to is a modern addition to the building and whilst sympathetic in appearance does not in my view hold significant historic value. Its removal is therefore considered acceptable.

5.6 Wider external repairs to the chimney, rainwater goods and windows are proposed on a like-for-like basis and are considered acceptable.

5.7 Internally at first floor level the proposals are to take down a modern stud wall to create a larger bedroom that better reflects the original plan of the building. A small new stud wall would be inserted to create a small bathroom.

5.8 At ground floor level a new kitchen is to be installed with underfloor heating comprising of 100mm limecrete slab with cork perimeter. In areas where flag flooring is present these will be lifted and replaced following works to

install the heating pipework. Other alterations include a new skim of matching lime plaster internally.

5.9 All of the internal alterations proposed have been sensitively designed to retain the historic significance of the building as such are acceptable.

5.10 I am satisfied that the development proposed would conserve the historic fabric and is acceptable in terms of its impact on the significance of the listed building. The application therefore satisfies the requirements of Local Plan Policy 07 and the NPPF.

6 Conclusion

6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 06 and 07, (including the provisions of the NPPF), the development and works proposed are considered to be acceptable, subject to the conditions recommended

RECOMMENDATION: GRANT Listed Building Consent

Conditions/Reasons

1 The works hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 The works hereby granted consent shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Location plan
- Ground floor plan as proposed - Drawing no. P1
- First floor floor plan as proposed - Drawing no. P2
- South and west elevations as proposed - Drawing no. P3
- East and north elevations as proposed - Drawing no. P4
- Statement of works

REASON: For the avoidance of doubt.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Location plan
- Ground floor plan as proposed - Drawing no. P1
- First floor floor plan as proposed - Drawing no. P2
- South and west elevations as proposed - Drawing no. P3
- East and north elevations as proposed - Drawing no. P4
- Statement of works

REASON: For the avoidance of doubt.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority did not identify problems arising in relation to dealing with the application.

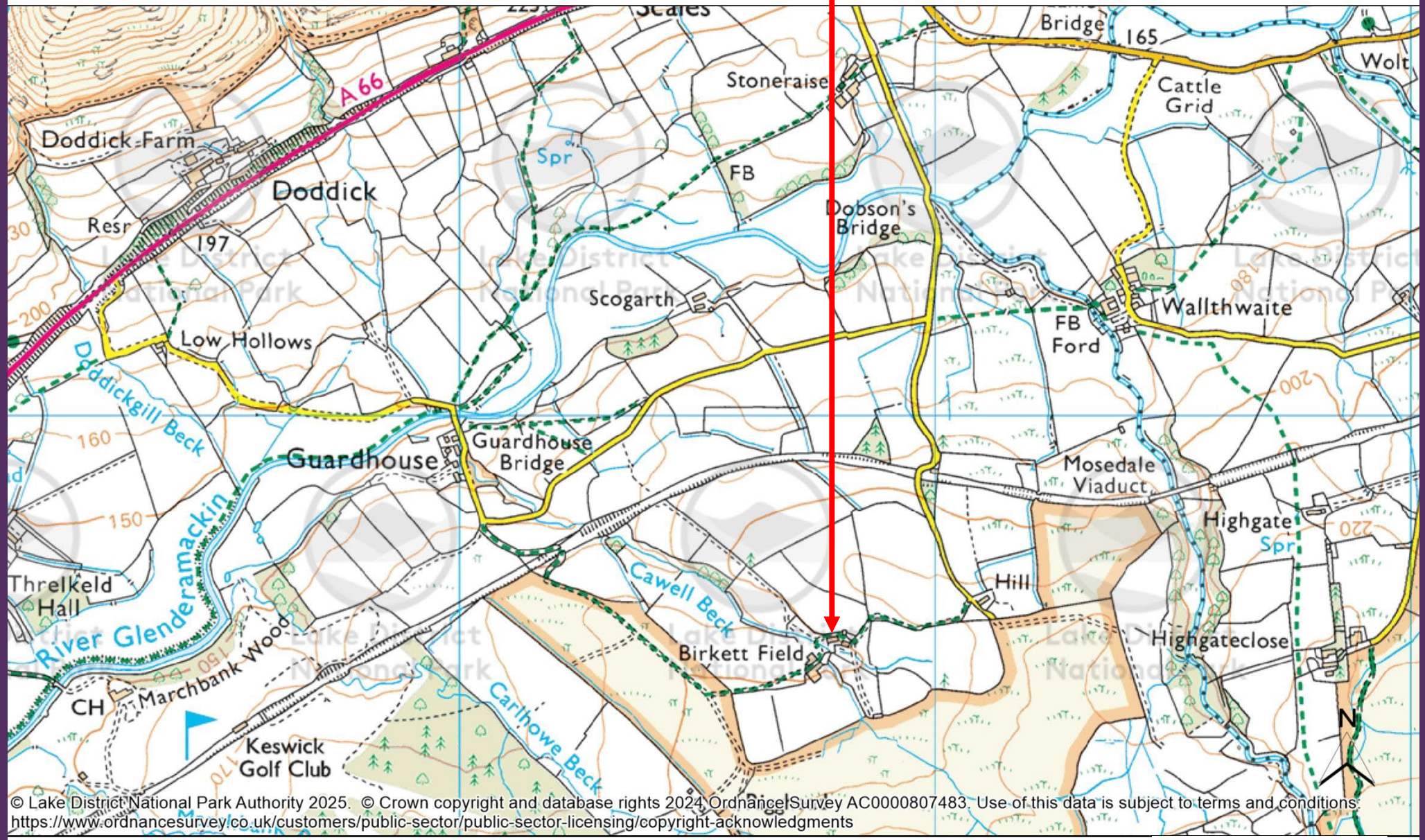
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2024/3136 & 7/2024/3137

Birkett Field, Blease Road, Threlkeld, Cumbria, CA12 4SZ

Removal of the outhouse, changes to the partition wall between the bedroom and bathroom and additional minor external and internal works



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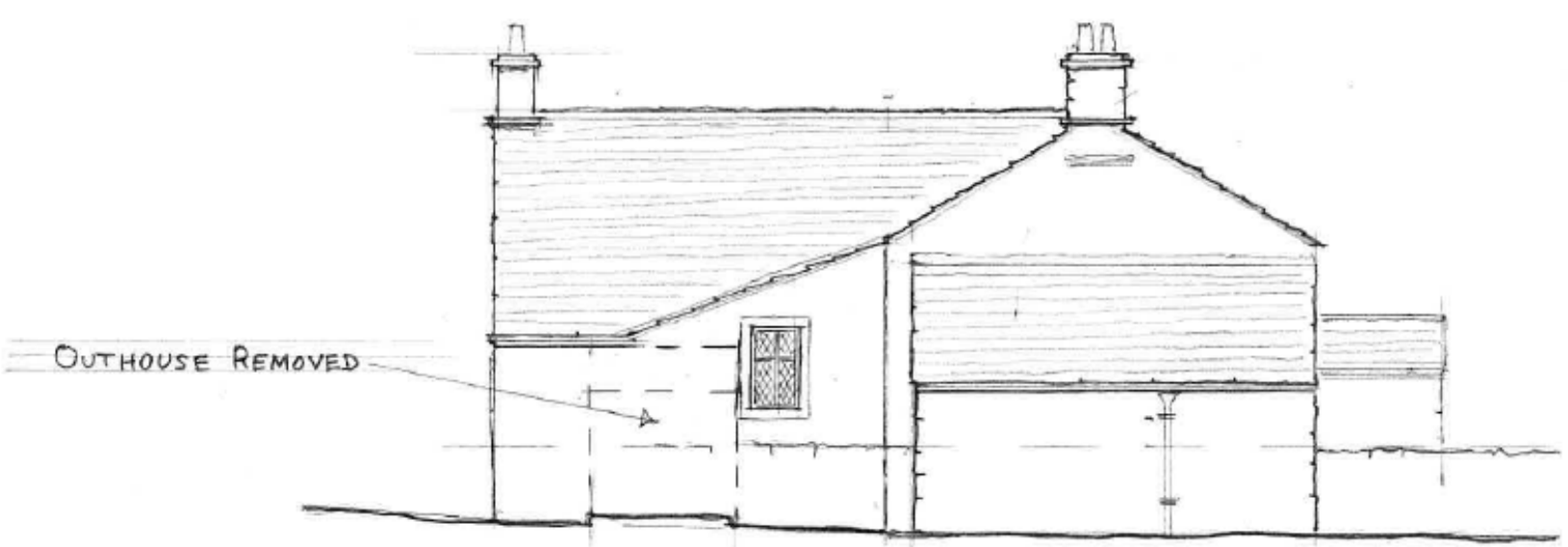
Lake District National Park Authority

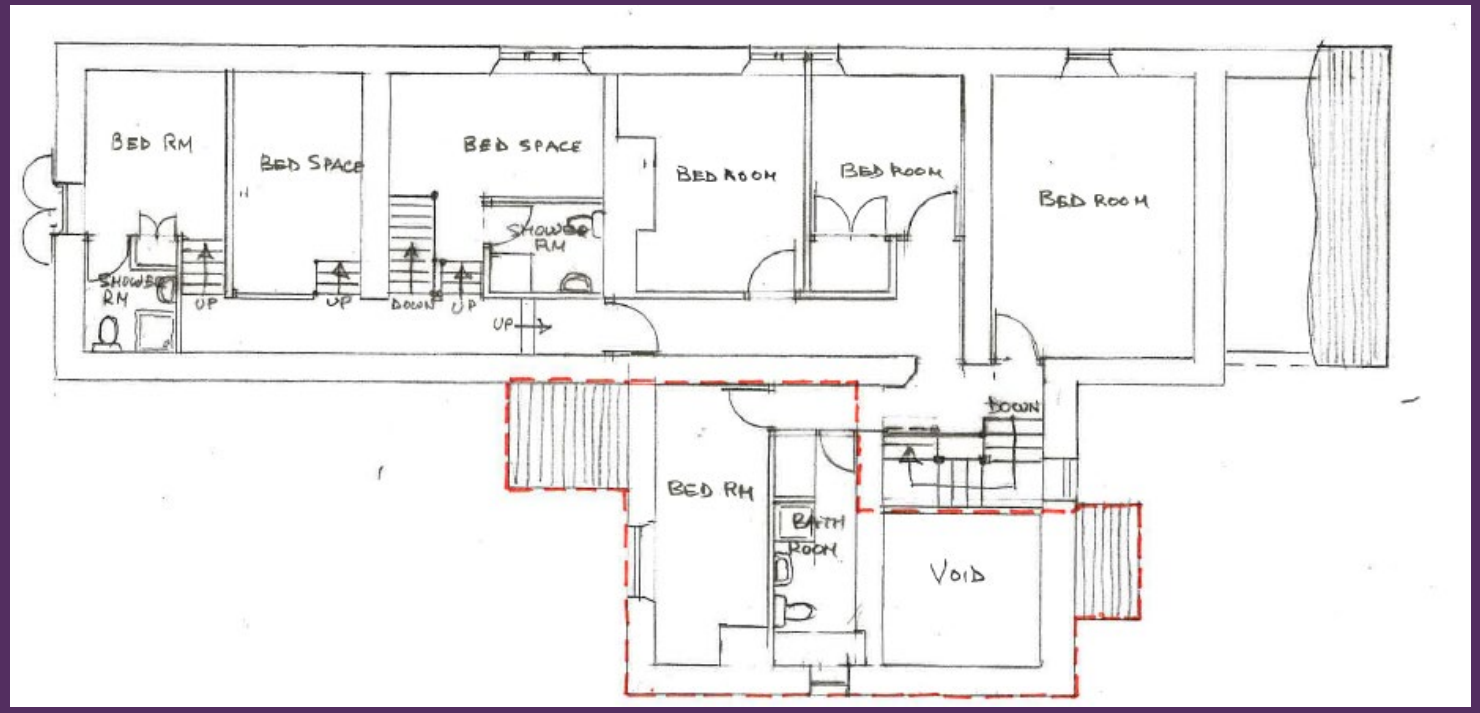
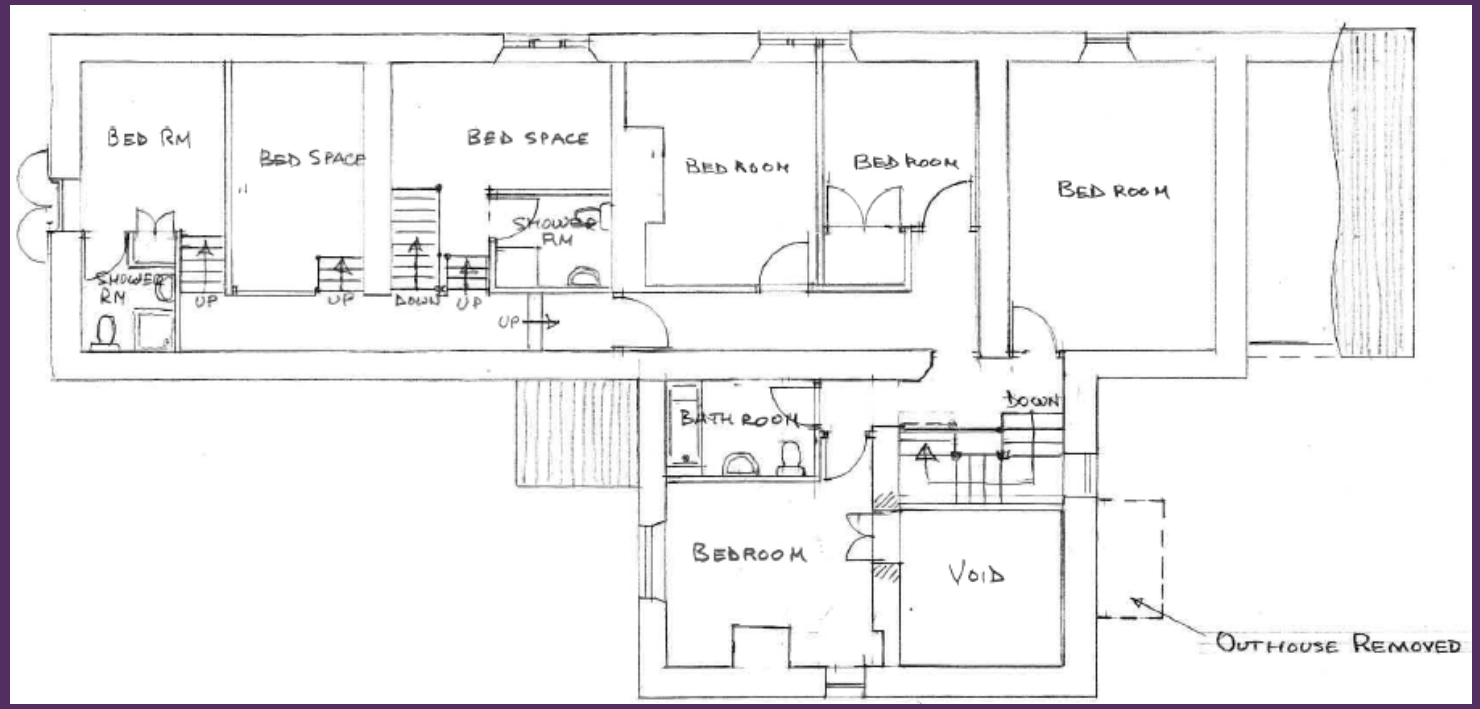
Proposed Elevations



WEST ELEVATION

NORTH ELEVATION

Existing first floor plans



Proposed first floor plans