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Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/2074

Application type: Confirmation of compliance with condition attached to planning permission

Applicant: Mr Zac Poulton

Location: Elm Lodge, Hesket Newmarket, Wigton, CA7 8JG

Grid reference: 334205, 538660

Proposal: Approval of details reserved by condition 3 (Material and design details) on planning application 7/2023/2023 for Internal alterations and renovation work including fabric improvements, opening up the walls, installation of new drainage to facilitate new bathroom. Construction of modest garden extension

Report prepared by: Rose Lord, Conservation Planner

Report agreed by: Neil Henderson, Planning Manager

Recommendation: AGREE discharge of condition

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 as the applicant is an employee of the authority.
- 2.2 Elm Lodge is a Grade II listed building, located on the edge of the central village green in Hesket Newmarket Conservation Area. Listed Building Consent (reference 7/2023/2023) was granted in 2024 for internal alterations and fabric improvements. Condition 3 of the consent required the submission of further details. This application seeks approval for submitted details regarding the treatment of an inglenook fireplace at ground floor and first floor following investigations.

3 Representations

- 3.1 No representations have been received – there is no requirement to advertise a discharge of details condition.

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 07: Historic environment
- 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.

5 Main issues and assessment

- 5.1 The sole issue is to consider the impact on the Listed Building.
- 5.2 The list description for Elm Lodge reads:

“Two houses. Dated and inscribed over side entrance J & AH 1735 with late 18th century house extension. Painted incised stucco under Welsh slate roof with coped gable and kneeler to left; rendered chimney stacks. Two storeys, three bays with two-bay house to right under common roof. Elm Lodge has 20th century door in shouldered architrave under console bracketed cornice. Sash windows with glazing bars in painted stone surrounds; that above entrance smaller and without glazing bars. Green Way has 20th century door in gabled brick porch. Sash windows in painted stone surrounds; to left of entrance a 20th century casement in

enlarged surround. In an important position enclosing the village green to the south. Green Way is included for G.V. only” (NHLE Ref. 1144450).

- 5.3 Elm Lodge has evidential, historic and aesthetic significance. The house appears to have origins as a 17th century two-unit cottage, with gable entry (now a window with datestone above), heck partition and inglenook fireplace. These features are all evident and legible within the current house. An 18th century remodelling raised the height of the building and extended the property eastwards, creating the Georgian staircase and the symmetrical appearance of the front elevation. In contrast the rear elevation has a mixture of doors and window openings, dating from the 18th, 19th and 20th centuries.
- 5.4 A condition was added to the Listed Building Consent granted in 2024, which required details to be submitted covering the treatment of the inglenook fireplace at ground floor and first floor, following investigative opening up. The remains of the chimney breast at first floor could not be seen when considering the initial application as the gable end wall had been plaster boarded over, covering any remains of chimney breast or smoke hood. Opening up works have now been completed and an assessment of the chimney breast carried out.
- 5.4 There are two phases of chimney breast. The earlier brick structure from the ground floor inglenook fireplace is evident, with a later addition in front of it which would have formed the upstairs fireplace. The earlier chimney breast is brickwork (with an inserted metal flu) and the structure is tied into the fabric of the external wall. This would indicate that this chimney breast dates from the time of the raising of the building to two storeys.
- 5.5 The newer addition in front of the brick chimney is a mixture of brickwork, concrete and breeze blocks and isn't tied into the original chimney breast. As part of other fabric improvements, the external walls of the building are to be lime plastered and so the chimney breast will

become visible within this first floor bedroom. It is proposed to remove the later brick and block work, repair the earlier flue behind and then lime plaster this - with a coating of cow manure solution to block soot stains. New joists to match the existing will be added where these are missing and the ceiling reinstated.

- 5.6 The proposed works at ground floor involve removing the 1970s raised brick hearth and replace with a local slate hearth, stripping modern wall coatings and replacing these with hemp lime plaster. There are no other changes to the fire surround or overall visual appearance at ground floor level.
- 5.7 The proposed works will conserve and enhance the listed building, retaining and incorporating historic fabric into the improved thermal envelope and creating a feature of the chimney breast at first floor. The works have been informed by on site investigations and expert advice and satisfy both Policy 07 of the Local Plan and the NPPF.

7 Conclusion

- 7.1 The details provided are acceptable and I consider that condition 3 iv) of Listed Building Consent 7/2023/2023 can be discharged with no further information required.

Recommendation: AGREE discharge of condition

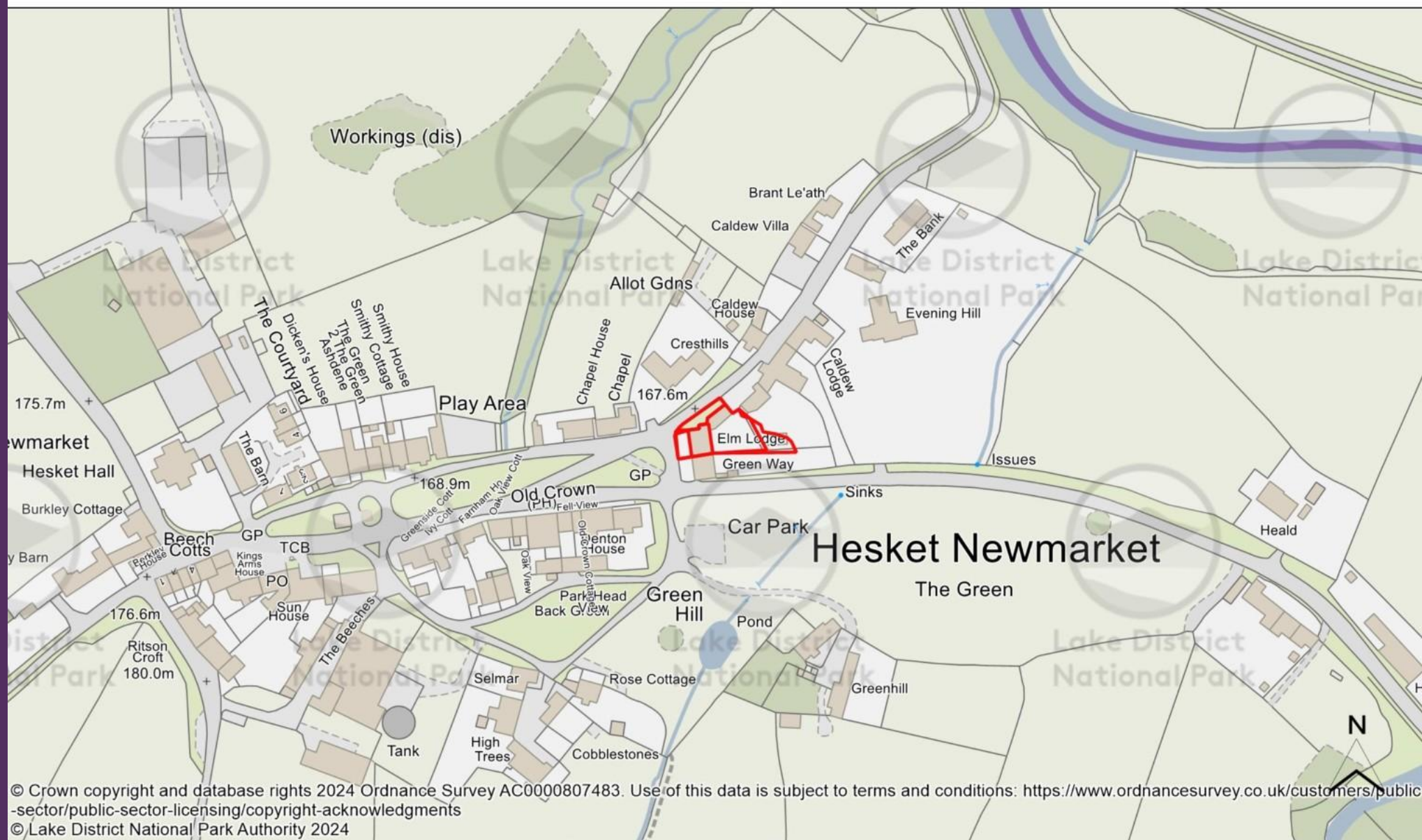
Background papers

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.

7/2026/2074

Elm Lodge, Hesket Newmarket CA7 8JG

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Lake District
National Park Authority

Elm Lodge, Heskett Newmarket

