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Report from the Head of Development Management to Development Control Committee

Application number: 7/2024/5053

Application type: Full Planning application

Applicant: Mr J Asplin

Location: Former Backbarrow Ironworks, Backbarrow, Cumbria, LA12 8QQ

Grid reference: 335569, 484712

Proposal: The conversion of the former Pug Mill and Laboratory Building into a new single dwelling and associated changes to the fenestration and landscaping

Report prepared by: Emma Kearsey, Planner

Report agreed by: Andrew Smith, Head of Development Management

Recommendation: **APPROVE with conditions**

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.

Background and proposals

I am reporting this application to Committee because my recommendation to approve an unfettered open market dwelling represents a departure from the development plan.

- 2.1. The application site comprises an area of the former Backbarrow Ironworks site which includes Pug Mill and the Laboratory building.
- 2.2. The Backbarrow Ironworks site is a Scheduled Ancient Monument (SAM) (list entry no. 1007084) due to the historical significance of the buildings to the industrial heritage of the Lake District. The SAM is in two parts, divided by Backbarrow Road. It incorporates all the surviving historic buildings, including the application buildings Pug Mill and the Laboratory, but also the north end of the recent residential development. The site is on Historic England's Heritage at Risk Register: Backbarrow Ironworks. The unrepaired Pug Mill building is a factor contributing to the at risk status.

3. Planning history and current situation

- 3.1. Planning permission was granted in 2003 for a mixed-use development which included the conversion of Pug Mill into a two-storey office building and

the Laboratory building into a three-bedroom dwelling (application reference 7/2002/5383). Works pursuant to this permission started but the appointed building contractor went into liquidation and building work on site ceased.

- 3.2. Planning permission for a mixed-use development which included reusing the Pug Mill as a two-storey office building (application reference 7/2016/5090) was granted in 2016. The new builds on the eastern side of the site are complete, and the applicant is now in the process of converting the existing ironworks buildings on the site.

The current proposal

- 3.3. Planning permission is sought for the conversion of the Pug Mill and Laboratory buildings into a single dwelling and associated changes to the fenestration and landscaping.
- 3.4. External works to Pug Mill include the insertion of glazing within existing openings, a new ground floor entrance, raising the existing flood wall, construction of a terrace with metal balustrades, replacement of missing stonework, rebuilding sections of the eastern elevation in zinc cladding to replace missing timber-framed elements, partial modification of an existing window opening, installation of solar panels, roof glazing and rooflights, insertion of additional rooflights and a flue, raising of a window cill above flood levels, and replacement of missing roof slates.
- 3.5. Internal alterations include relocation of the historic turbine to the adjacent Ironworks Trustee Site, installation of tanking and insulated lining systems, formation of internal partitions and new openings, new staircases, modification of roof trusses to facilitate access to bedrooms, removal of areas of iron slag blockwork to form a new entrance, and the construction of a flood defence wall and terrace room.
- 3.6. Proposed external alterations to the Laboratory include new walling and glazing to the eastern elevation, new slate heads above openings, new

external stairs, rooflights, two new windows in the northern elevation, and construction of a stone-faced wall to the southern elevation. Internal works include installation of tanking and insulated lining systems, insertion of a new intermediate floor to create first-floor accommodation, formation of a new doorway and construction of internal partition walls.

- 3.7. In respect of landscaping the proposal also includes provision of flood defence measures, creation of a five-space car park, hard and soft landscaping, blocking existing openings within the northern boundary wall, and installation of a pedestrian access gate.

4. Consultee responses

- 4.1. Haverthwaite Parish Council supports this planning application.
- 4.2. Historic England supports the application because it will give both buildings a viable future as well as enabling their interpretation to the public as part of the historic industrial complex. They state the proposed conversion would not affect the significance of the two buildings or affect the ability of the public to understand their development. They state the only amendment which could potentially have a harmful impact upon the significance of the Pug Mill would be the proposed alterations to floor levels within the building, as this would necessitate the removal of the turbine, however this is justified by the applicants by the need to create usable spaces within the building. In the opinion of Historic England, the harm caused by the removal of the turbine (which would have been retained, but almost inaccessible in the original proposals) could be balanced by the opportunity to conserve, display and interpret it if it were to be placed undercover in the display area maintained by the Ironworks Trust in the part of the complex that is under their control. They note that this is the solution proposed by the applicants, and subject to the agreement of the Trust they recommend that any grant of planning permission should be conditioned to ensure that this solution is adopted.

- 4.3. The Lake District National Park Authority Historic Environment Advisor states that they have reservations about the proposed finish on the Laboratory building and whether this is historically accurate. Despite this however, they are content with the proposal overall.
- 4.4. The Lake District National Park Authority Archaeologist considers the relocation of the turbine is a shame, however, understand the reasoning for it. Their main concern is securing the condition of the turbine and the interpretation of it. They request that the turbine is conserved prior to being installed in its new location and that interpretation is provided in its new location.
- 4.5. The Environment Agency is satisfied the development could be made safe, without increasing flood risk elsewhere, provided that the proposed mitigation measures are implemented before occupation, and those measures to be maintained for the lifetime of the development.
- 4.6. The Local Highway Authority considers the proposal would not have a material effect on existing highway conditions providing a condition is imposed requiring an appropriate surface for the access road. They advise the use of permeable paving for paved surfaces and driveways and other forms of permeable discharge to ground and surface water reuse/retention.
- 4.7. The Lead Local Flood Authority has no objection to the development as the flooding aspect should be consulted to the Environment Agency.
- 4.8. Westmorland and Furness Council's Environmental Protection team requests an updated and zone 3 specific Remediation Method Statement to address potential contamination. Once approved, the remediation shall be undertaken, leading to a Verification Report demonstrating that all approved remediation works have been completed in accordance with the approved document.

5. Representations

- 5.1. Two representations have been received in support of the proposals. There is one request that construction traffic does not access the site via Ironworks Road.

6. Development plan policies and other relevant guidance

- 6.1. The following Lake District National Park Local Plan 2020-2035 policies and documents are relevant:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 03: Development and flooding
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment
- Policy 15: Housing
- Policy 16: Job creation and employment space
- Policy 20: Renewable and low carbon energy
- Design Code Supplementary Planning Document

- 6.2. The policies in the National Planning Policy Framework (NPPF) are material considerations which must be taken into account in decision-making. The NPPF states development plan policies materially inconsistent with Framework should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- DM5: Development viability
- DM6: Use of planning conditions and obligations
- S3: Presumption in favour of sustainable development
- S4: Principle of development within settlements
- CC2: Mitigation of climate change
- CC3: Adaption to climate change
- H07: Meeting the need for homes

- W3: Renewable and low carbon energy development and electricity network infrastructure
- L2: Making effective use of land
- L3: Achieving appropriate densities
- DP3: Key principles for well-designed places
- P2: Ground conditions
- P3: Living conditions and pollution
- F4: Assessing flood risk for decision-making
- F5: The sequential test
- F6: Development in areas at risk of flooding from rivers or the sea
- F7: Ensuring development is safe from flooding
- N2: Improving the natural environment
- N4: Protected landscapes
- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposals affecting heritage assets
- HE8: World Heritage Sites

7. Main issues and assessment

7.1. The main issues are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the amenity of neighbours
- Highways and access
- Protected species
- Flood Risk

Principle of development

7.2. The application site is in Backbarrow, a Rural Service Centre under Local Plan Policy 02 (Spatial strategy) and a settlement under the NPPF. The proposed conversion of two existing buildings within the rural service centre

is in accordance with Local Plan Policy 02 (character and appearance is assessed later) and NPPF policy S4.

- 7.3. Local Plan Policy 15 (Housing), supported by the Housing Supplementary Planning Document, aims to increase the supply of homes to meet local community need by supporting new permanent homes that: contribute towards helping communities remain vibrant and resilient; and achieve a better balance in the housing market; and are secured in perpetuity for permanent occupation with eligibility restricted to a geography that is tailored to local circumstances. The policy supports windfall sites that provide one to five permanent homes subject to local occupancy. Policy 15 clearly states we will not support open market housing.
- 7.4. The most recent information on housing need contained within South Lakeland's Strategic Housing and Economic Needs Assessment (SHENA) 2023 indicates there is a small need for larger dwellings with four bedrooms or more (2%) to provide a range of housing types within the area.
- 7.5. Without the imposition of an occupancy restriction the proposal is a contrary to Policy 15 (Housing) and a departure from the development plan.
- 7.6. The proposal is contrary to our housing policies and approval would be a departure from the development plan. However, I consider there are material considerations of sufficient weight to justify approval. These material considerations are:
- The development would secure the long-term use of the vacant Scheduled Ancient Monument which is identified by Historic England as heritage at risk.
 - The development would secure the re-use of disused buildings leading to the enhancement of the immediate setting.
 - Development finances mean the scheme would not be viable for a an occupancy controlled dwelling.

Viability

- 7.7. Policy DM5 (Development viability) of the NPPF states there may be circumstances in which a viability assessment demonstrates it would not be possible for development to proceed on a policy compliant basis.
- 7.8. The applicant has produced viability information, indicating the development costs for conversion of Pug Mill would total approximately £1.8m. The applicant also provides evidence of the impact occupancy restrictions (both local occupancy and sole/principle) would have on the market value, saleability and overall viability of the proposed conversion of Pug Mill. The applicant's viability assessment concludes any condition which restricts residential occupation would materially affect marketability, saleability and value and make the scheme an undeliverable development prospect. I have no evidence to the contrary and I satisfied the applicant has shown that a policy compliant, or more policy compliant scheme, is not a deliverable prospect.

Loss of employment

- 7.9. The last use of the land was for industrial purposes as part of the ironworks. This use is long abandoned. Whilst the Pug Mill has extant planning permission for use as offices, the building has not yet been converted and is clearly not usable for employment now. There is no loss of useable employment floorspace.

Impact on the character and appearance of the area including World Heritage Site and Scheduled Monument

- 7.10. The importance of the National Park landscape is established through statute and legal duty, Local Plan policy and national planning policy as a material consideration.
- 7.11. The statutory purposes of National Parks are of conserving and enhancing the natural beauty, wildlife and cultural heritage and of promoting opportunities for the understanding and enjoyment of the special qualities of

those areas by the public (National Parks and Access to the Countryside Act 1949).

7.12. The Local Plan reflects the legal framework and affords great weight to the conservation and enhancement of the landscape and cultural heritage of the National Park.

7.13. Local Plan Policy 01 requires development to conserve and enhance the special qualities, authenticity, integrity and significance of the Lake District National Park and World Heritage Site, including its cultural heritage. Local Plan Policy 05 seeks to conserve and enhance the national park landscape. These policies are consistent with NPPF Policies N4 and HE8, which require development within protected landscapes and World Heritage Sites to be sensitively designed and located, to conserve natural beauty, cultural heritage and Outstanding Universal Value, and to have regard to the World Heritage Site Management Plan and any impacts on its significance.

7.14. Local Plan Policy 07 and NPPF Policies HE4, HE5 and HE6 seek the conservation and enhancement of heritage assets and their settings. Heritage assets are recognised as irreplaceable resources and proposals should avoid or minimise harm to their significance. Any harm must be clearly and convincingly justified and weighed against the public benefits of the proposal. Assessments should identify whether effects on significance are positive, neutral or harmful and, where relevant, the degree of harm. Historic England guidance also recognises that the long-term conservation of historic buildings is often best secured through their continued or appropriate new use.

7.15. Local Plan Policy 06 and NPPF Policy DP3 require high-quality design that responds positively to local character, reinforces local distinctiveness, makes appropriate use of scale, layout, materials and appearance, and integrates or reuses existing buildings and heritage assets where possible. Development must also safeguard neighbouring amenity and avoid unacceptable impacts, including visual intrusion, noise and light pollution. The Lake District Design

Code provides further guidance in the application of local plan design policies.

- 7.16. The application site comprises the undeveloped area of the former ironworks with the Pug Mill and the Laboratory building standing to the north of the now completed eastern new build and the preserved and publicly accessible remains of the blast furnace. The immediate area has a strong industrial character alongside residential character because of the new/converted residential development within the wider site.
- 7.17. The application site lies within the Coniston Valley as described in the England Lake District World Heritage Site Nomination Document, and the wider site clearly demonstrates important components of attributes Outstanding Universal Value, including water-powered industry within the overarching theme of 'continuity of traditional agro-pastoralism and local industry in a spectacular mountain landscape'.
- 7.18. The ironworks remains are identified as a distinctive landscape character of this part of the national park within the Landscape Character Assessment, which identifies development pressure on industrial archaeology as a force for change in this area, and protection and conservation of industrial archaeology amongst guidelines for managing change.

The Pug Mill

- 7.19. Pug Mill comprises a large two-storey building. Access to the ground-floor is through a single large arched opening on the south elevation which opens into a large void space. The building is disused and in poor structural and decorative condition. The construction around the turbine room has rotted and corroded away leaving much of the historic machinery still exposed to the elements. The eastern elevation is a retaining wall into the base of the river valley.

The Laboratory Building

7.20. All the walls that form the Laboratory building have suffered significant degradations. The building comprises three attached rooms. The western elevation partially acts as a retaining wall to the adjacent public road.

7.21. The two buildings are visible in public view from the adjacent public footpath to the south and the adjacent road to the west.

Heritage significance

7.22. The Backbarrow Ironworks site is a Scheduled Ancient Monument (SAM) (list entry no. 1007084) due to historical significance of the buildings to the industrial heritage of the Lake District. The SAM is in two parts, divided by Backbarrow Road. It incorporates all of the surviving historic buildings, including the Pug Mill and the Laboratory Building, but also the north end of the recent residential development. The site is on Historic England's Heritage at Risk Register.

7.23. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic.

Significance of the Pug Mill

7.24. I consider that the significance of the Pug Mill is derived predominantly from the following values:

- Evidential value – as an example of an integral structure at an ironworks site. Historic fabric from the first bloomery forge of 1695, finery forge of 1711 and mid-19th Century when part of the building was converted to a Pug Mill, for the manufacture of furnace plugs and other clay products for use at the ironworks then adapted in 1866 to accommodate an 8.5hp water turbine in place of the water wheel. The building has the potential to reveal more about its date and specific uses.

- Historical value – The positioning adjacent to a fast-flowing river (the River Leven), which was harnessed to provide energy for bellows, initially by a waterwheel and later by early bespoke turbines, associated with the first bloomery forge, finery forge, and Pug Mill, for the manufacture of furnace plugs and other clay products for use at the ironworks. The surviving structures are integral to the wider ironworks ensemble. Historic industrial fabric, in particular water power development including a Gilkes-manufactured propeller-type water turbine of the early twentieth century which may be the only propeller-type turbine in Cumbria and an intact and rare large-diameter suction (discharge) tube from the main turbine as well as a complete Gordon turbine with its own supply and suction tubes, both set in a former waterwheel pit and associated with a very obvious tail race. Two large sandstone blocks and a later axle mount for the water wheel remain in situ. There are remains of the earlier mill-race from the pond and tail race. The infrastructure demonstrates the transition of ironworks from water power to steam power and turbine power and; the transition from using charcoal to coke.
- Aesthetic value - in illustrating the use of local slate for construction and for roof covering and the later use of red bricks for the furnace's chimney and the occasional use of gritstone (possibly salvaged from earlier uses) and fire bricks for the segmental arch. The building does not express any polite architectural influences but it is a good example of a functional industrial building which has evolved from the early 18th Century onwards. The king post roof trusses and principal joists of machined pine are typical 19th Century roof trusses for such buildings and have some architectural interest.

7.25. In view of the above, the Pug Mill has high heritage significance.

Significance of the Laboratory building

7.26. I consider that the significance of the Laboratory building is derived predominantly from the following values:

- Historical illustrative – due to its role in the wider ironworks site and presumably in relatively recent years as an office and/or laboratory. Historic artefact in place includes the fireplace on the southern side of the partition wall.
- Aesthetic – as an example of a vernacular industrial building, constructed simply from local materials (slate) and cut into the hillside in response to the topographical conditions.
- Evidential value – as an example of an ancillary building at an ironworks site. The exact date is unknown but parts probably date back to at least 1808 and other parts are from at least 1848. The building has the potential to reveal more about its date and specific uses.

7.27. In view of the above, the Laboratory building has medium heritage significance.

Assessment of effects

7.28. The proposed conversion of the historic buildings involves changes to the elevations and the surrounding land. No alteration would be made to the footprint of the former industrial buildings allowing the relationship between the buildings to be legible when converted. The relocation of the turbine with interpretation would also provide legibility.

7.29. The proposal would maintain the scale and massing of the Pug Mill. I consider that a high solid-to-void ratio would be maintained. Whilst there is a large amount of glazing in the form of bifold doors and lights above proposed on the first-floor, the glazing is set back and is unlikely to dominate the historic features on this elevation. I consider the proposed design detailing, including stone heads and materials would respect and enhance local character and distinctiveness. The proposed solar panels would be positioned on the eastern roof slope facing away from the public road.

7.30. Much of the Laboratory Building would need to be rebuilt. The proposed massing would reflect the former built form. The proposed design detailing,

including stone heads and materials would respect and enhance local character and distinctiveness. To allow for sufficient lighting within the building there is a substantial amount of glazing proposed on the eastern elevation.

7.31. The area of land in front of the pug mill and laboratory building would be used to form car parking and patio areas. This would be seen in the context of the wider residential site and is acceptable subject to details of the materials.

7.32. The proposed conversion of the existing historic buildings to residential properties would involve intervention to the historic fabric, including changes to elevations, the floor plans and removal of the historic turbine to create suitable living conditions. This would result in some harm to the significance of the heritage asset.

7.33. However, I am satisfied the public benefits resulting from the proposed development – in particular securing the long-term use of the vacant Scheduled Ancient Monument leading to the enhancement of the immediate setting – are significant. I consider the public benefits resulting outweigh any harm that would be caused to the significance of the scheduled ancient monument and that the development is acceptable in consideration of Local Plan Policies 01, 02, 05, 06, 07, the Design Code SPD and the NPPF.

Impact on the amenity of neighbours

7.34. The nearest residential properties are those dwellings within the wider Ironworks site to the south-west of the Laboratory building across the road and to the south of the Pug Mill beyond car parking/grassed area/tarmac access road. I consider that there is sufficient distance and separation, in terms of the road infrastructure, between the proposed development and the nearest dwellings. In view of this, I consider that the development is acceptable in terms of its impact on amenity and satisfies the requirements of Local Plan Policy 06, the Design Code SPD and the NPPF.

Flood risk

- 7.35. The NPPF requires development to avoid flood-risk areas where possible and otherwise remain safe for its lifetime without increasing risk elsewhere, with sustainable drainage used where appropriate. The NPPF's Sequential Test directs development to areas at the lowest risk of flooding first and, where development is required within higher flood risk areas, applies an Exception Test in certain circumstances. Local Plan Policy 03 adheres to this approach, supporting development that improves resilience to river, surface-water and coastal flooding.
- 7.36. The application site spans Flood Zones 1, 2 and 3, and the proposed dwelling is classified as 'more vulnerable'. Although 'more vulnerable' development in Flood Zone 3. As a change of use the development is exempt from the Sequential Test under NPPF Policy F5.
- 7.37. In respect of the exception test (NPPF Policy F6) the submitted Flood Risk Assessment includes mitigation measures incorporated into the design which include the implementation of certain measures including, appropriate floor levels, window cill levels, flood doors, and flood walls to minimise the risk of flooding. The Environment Agency is satisfied that the development could be made safe, without increasing flood risk elsewhere, provided that the proposed mitigation measures are implemented and maintained. The development would be safe for its lifetime without increasing flood risk elsewhere (NPPF Policy F7).
- 7.38. The development, for the heritage reasons detailed above, would provide wider sustainability benefits to the community that outweigh the flood risk.
- 7.39. I consider that the proposed development is acceptable in terms of its impact on flood risk and satisfies the requirements of Local Plan Policy 03, the Design Code SPD and Policy F4, F5, F6 and F7 of the NPPF.

Impact on highway safety

7.40. The Local Highway Authority considers the proposal would not have a material effect on existing highway conditions providing a condition is imposed requiring an appropriate surface for the access road. The proposed dwelling would be accessed via the existing road through the Ironworks site. This is tarmac. No condition is required. I also see no reason why the access could not accommodate construction traffic.

7.41. Appendix 1 of The Cumbria Development Design Guide states five-bedroom dwellings should have three parking spaces per unit. Off-road parking spaces for five vehicles is proposed, meeting requirements.

7.42. In view of the above, I am satisfied that the proposed development is acceptable in respect of highways safety having regard to Local Plan Policy 06 and the NPPF.

Protected species

7.43. The applicant commissioned bat surveys in 2020 and 2022. The surveys found a single soprano pipistrelle, single Brandt's and single Brown Long-eared bat roosting within the Pug Mill in 2020. In 2022 six Soprano Pipistrelle emerged from the Pug Mill. Disturbance of protected species will occur, and we must therefore engage with the requirements of the Habitats Regulations. Based on the submitted information I am satisfied the favourable conservation status of the species would be maintained within their natural range. Given the buildings' heritage at risk status there are no satisfactory alternatives to undertaking works, and the heritage benefits represent imperative reasons of overriding public interest for the development to proceed. The requirements of the NPPF and Local Plan Policy 04 are met.

Contamination

7.44. Given the historic use of the site there are contamination risks. A remediation and verification condition is necessary and appropriate.

8. Conclusion

- 8.1. The proposed works are contrary to the development plan because they would result in an open market dwelling. There would also be some heritage harms. However, permission is justified by public benefits which outweigh the policy conflict, specifically the reuse of an at-risk heritage asset in a manner appropriate to its significance, securing its long-term future, and having the best prospect of delivery.
- 8.2. Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 03, 04, 05, 06, 07, 15, 16, and 20, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

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:

- Site Location Plan
- Drawing no's 6137/c/b/01 Rev. C (Proposed Site Plan), 6137/c/b/02 Rev. F (Pug Mill Concept Plans and Section), 6137/c/b/03 Rev. E (Pug Mill Elevations and Sections 1 of 2), 6137/c/b/04 Rev. D (Pug Mill Elevations and Sections 2 of 2), 6137/d/c/01 Rev. A (Pug Mill Typical Details), 6137/c/b/011 Rev. C (Laboratory – Pug Mill Annexe - Plans, Elevations, Section - As Proposed), TC / L12195 / 24 / 101 (Proposed Drainage Layout) - Notwithstanding the link extension shown
- Design and Access Statement dated September 2023, revised August 2026
- Heritage Statement dated 11 January 2024, updated 10 August 2026
- Flood Risk Assessment prepared by Weetwood Ltd. (ref. Final Report v1.3; dated July 2026)
- Drainage Memorandum referenced TC-DM-L12195-24-01 - Notwithstanding the link extensions shown

- Bat, Barn Owl and Nesting Bird Survey updated 12/08/2022
- Two letters from Ashdown Jones to Applicant re. impact of Proposed Local Occupancy Condition on Value and Viability (undated)
- Prices document (undated)
- Contamination documents: Phase 1 – Preliminary Risk Assessment reference BEK-22132-1c dated November 2022, Site Investigation and Ground Investigation reference BEK-22132-2c (Rev A) dated January 2023, Letter from Go-Environmental Consulting Engineers re. Ground Gas Risk Assessment dated 17 April 2023, Letter from Go-Environmental Consulting Engineers re. Risk to controlled waters dated 18 April 2023, Interim Remediation Method Statement reference BEK-22132-5 dated June 2023, Final Remediation Method Statement dated June 2024

REASON: For the avoidance of doubt.

3 No development shall commence until an updated and zone 3 specific Remediation Method Statement is submitted to and approved in writing by the Local Planning Authority. The remediation shall be undertaken in accordance with the approved Method Statement. Prior to the first occupation of the dwelling hereby permitted, a Verification Report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that all approved remediation works have been completed in accordance with the approved Method Statement.

REASON: To prevent harmful impacts upon human health as a product of contamination resulting from historic land uses a full study needs to be completed before work starts on site in accordance with Policy 06 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

4 No development shall take place, including any works of demolition, until a construction method statement has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter works shall take place in accordance with the approved details.

The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- protection measures to prevent pollution outputs to protected waters.

REASON: In order to minimise the risk of pollution or disturbance a construction method statement needs to be agreed before work starts on site. This is in accordance with Policy 06 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

5 No development shall take place within the area delineated by the red application site boundary as indicated on the submitted Site Location Plan until the applicants, their agent or successor in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To mitigate the archaeological impacts of the works by ensuring that archaeological features and archaeological value are recorded before works on the site in accordance with Policy 07 of the Lake District National Park Local Plan 2020-2035.

6 Prior to the commencement of development, details of the following shall be submitted to the Local Planning Authority for approval:

- i) The design and materials of window and doors to be installed
- ii) The details of the render proposed on the laboratory building, including colour and finish
- iii) Colour of metal balustrades and zinc cladding
- iv) Hard landscaping, including the means of construction and surfacing details of car parking
- v) Soft landscaping, including the species, position, size, number or density of any trees, plants and shrubs to be planted
- vi) Boundary treatments, including where fences or walls are proposed, details of the height, construction, materials and finish of those features; where hedges are proposed, details of the species mix and
planting density and protection measures for establishing planting

Thereafter the development shall be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the building and its surroundings in accordance with Policies 01, 05 and 06 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

7 Prior to the commencement of development, the existing turbine within the Pug Mill shall be removed, conserved and relocated to the position identified on drawing no. 6137/c/b/01 Rev. C, together with the provision of interpretation in this location. Thereafter the turbine and interpretation shall remain in this position.

REASON: In order to minimise the risk of damage to historic fabric, the turbine needs to be repositioned before work starts on site. This is in accordance with Policy 07 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

8 No construction works shall take place outside the following times:

- 0800 hours to 1800 hours

No demolition or construction works whatsoever shall take place on Sundays or Public Holidays.

REASON: To safeguard the residential amenities of nearby dwellings.

9 The roof of the Laboratory building and Pug Mill hereby permitted shall be covered and maintained in slate to match that used in the construction of the existing Pug Mill. Such slates shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

10 The stone faced external walls of the buildings hereby permitted shall be faced in natural stone of a type to match (in terms of size, method of laying, pointing and jointing details) the appearance, character, colour and texture of the existing building known as Pug Mill. The stone facing shall be pointed with lime mortar.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

11 The development hereby permitted shall not be undertaken other than strictly in accordance with the recommendations as set out in Section 5 of the submitted Flood Risk Assessment reference Final Report v1.3 dated July 2026.

REASON: To minimise the risk of unacceptable harm or disturbance to protected species accordance with Policy 04 of the Lake District National Park Local Plan 2020-2035.

12 The development hereby permitted shall not be undertaken other than strictly in accordance with the mitigation and compensation strategy detailed in Section 9 of the submitted Bat, Barn owl and Nesting bird survey.

REASON: To minimise the risk of unacceptable harm or disturbance to protected species accordance with Policy 04 of the Lake District National Park Local Plan 2020-2035.

13 Prior to the first use or occupation of the development hereby permitted, surface water drainage works shall be implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the Local Planning Authority.

Where a sustainable drainage scheme is to be provided, the submitted details shall:

- provide information about the design storm period and intensity, the method

employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- include a timetable for its implementation; and
- provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To secure the sustainable management of surface water runoff in accordance with Policy 03 of the Lake District National Park Local Plan 2020-2035 and the National Planning Policy Framework.

14 Prior to the first occupation of the dwelling hereby permitted, a minimum of three integrated swift bricks shall be incorporated into the external walls of each building at a suitable height and location and shall thereafter be retained for the lifetime of the development.

REASON: To secure biodiversity enhancement measures and support a priority species in accordance with the National Planning Policy Framework and Lake District Local Plan 2020 - 2035 Policy 04 Biodiversity and geodiversity.

15 Prior to the first occupation of the dwelling hereby permitted, the solar panels as shown on drawing no. 6137/c/b/04 Rev. D shall be installed and shall be operational. Thereafter the solar panels shall be retained and maintained as operational.

REASON: In the interests of increasing the proportion of energy generated through renewable and low carbon sources in accordance with Policy 20 (Renewable and Low Carbon Energy) of the Lake District National Park Local Plan 2020-2035.

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no material external alterations or extensions shall be carried out to the dwellinghouse, nor shall any building, enclosure, structure, domestic fuel oil container, pool or hardstanding be constructed within the curtilage of the dwellinghouse, without application to, and the grant of permission by, the Local Planning Authority.

REASON: The Local Planning Authority considers that such development should be subject to formal control in order to safeguard the historic environment in accordance with Policies 01, 06 and 07 of the Lake District National Park Local Plan 2020-2035 and the provisions of the NPPF.

17 Details of any external lighting shall be submitted to, and agreed in writing by, the Local Planning Authority prior to installation. Such lighting shall be maintained in accordance with the approved details thereafter.

REASON: In order to minimise the effects of external lighting upon the special

qualities of the Lake District National Park, including the tranquillity and intrinsically dark landscape of the open countryside in accordance with Plan Policies 01 (national and international significance of the Lake District), 05 (protecting the spectacular landscape) and 06 (design and development) of the Lake District National Park Local Plan 2020-2035.

NPPF decision notice requirements

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

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by providing design and heritage advice.

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.

7/2024/5053

Backbarrow Ironworks

The conversion of the former Pug Mill and Laboratory Building into a new single dwelling and associated changes to the fenestration and landscaping



Site location plan

Pug Mill and Laboratory building



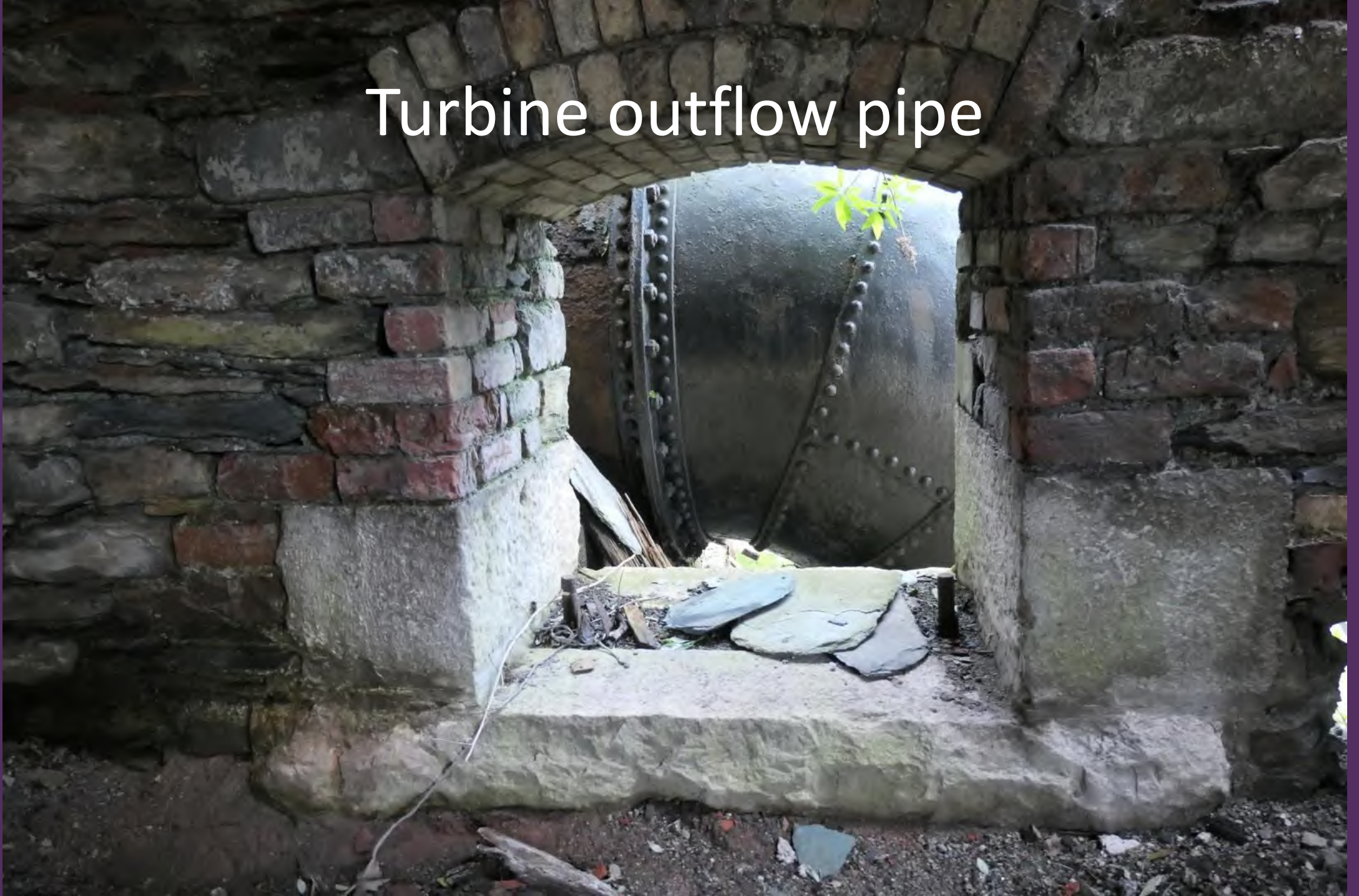
Pug Mill



Laboratory building



Turbine outflow pipe

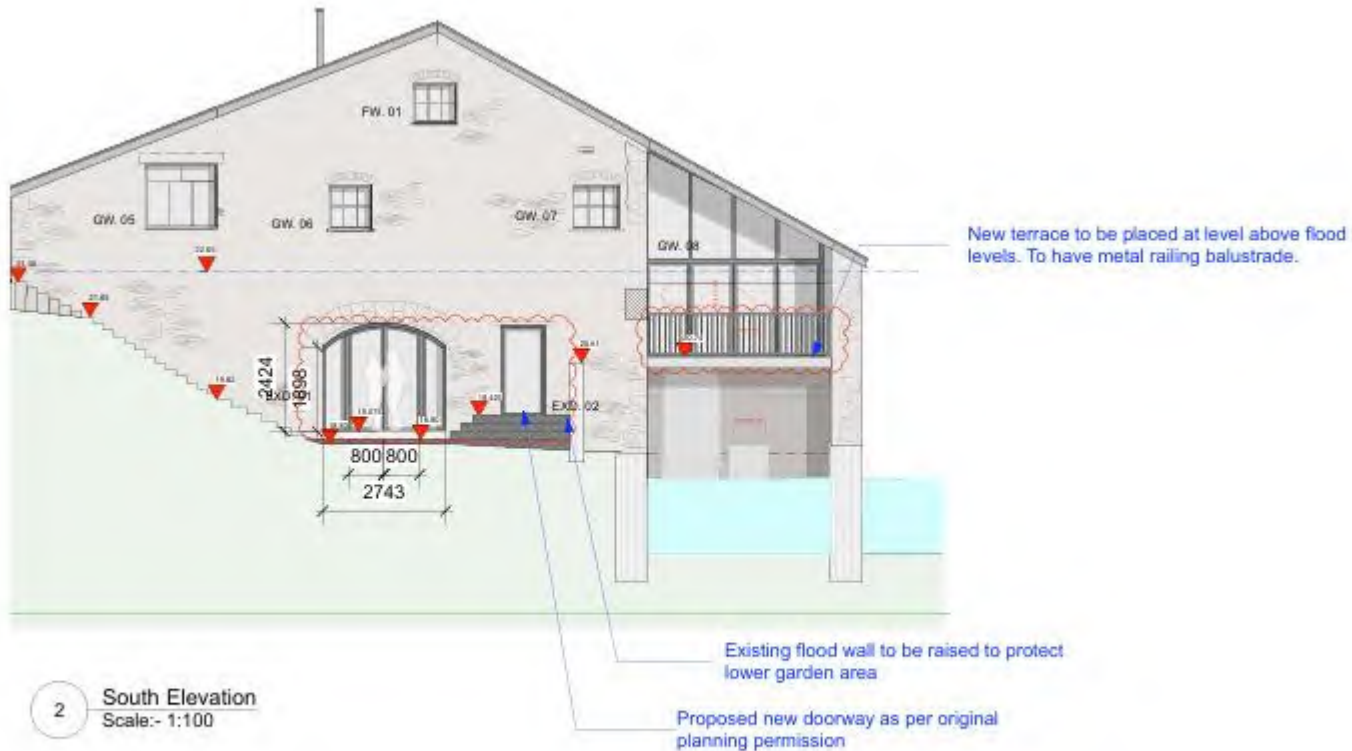




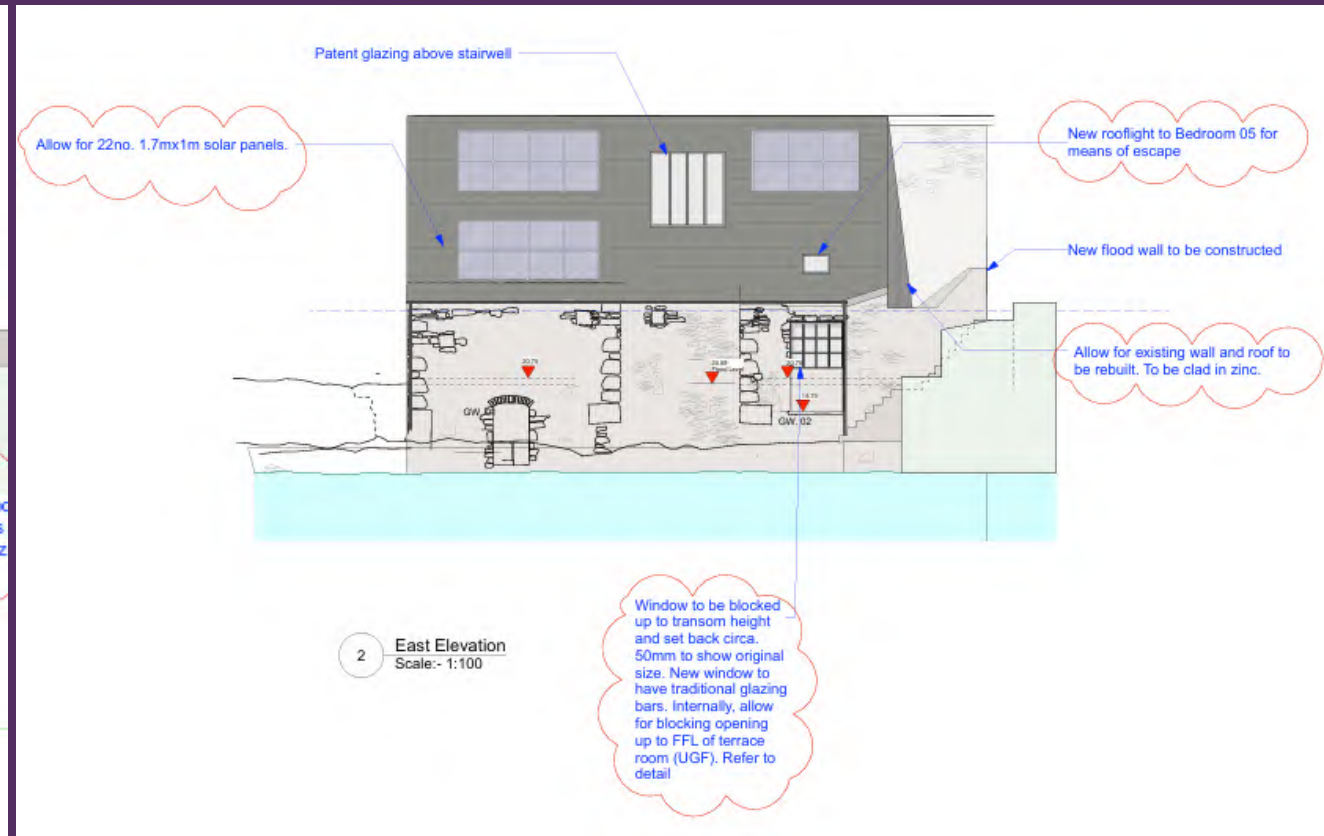
Turbine Control Room



Pug Mill - Proposed elevations

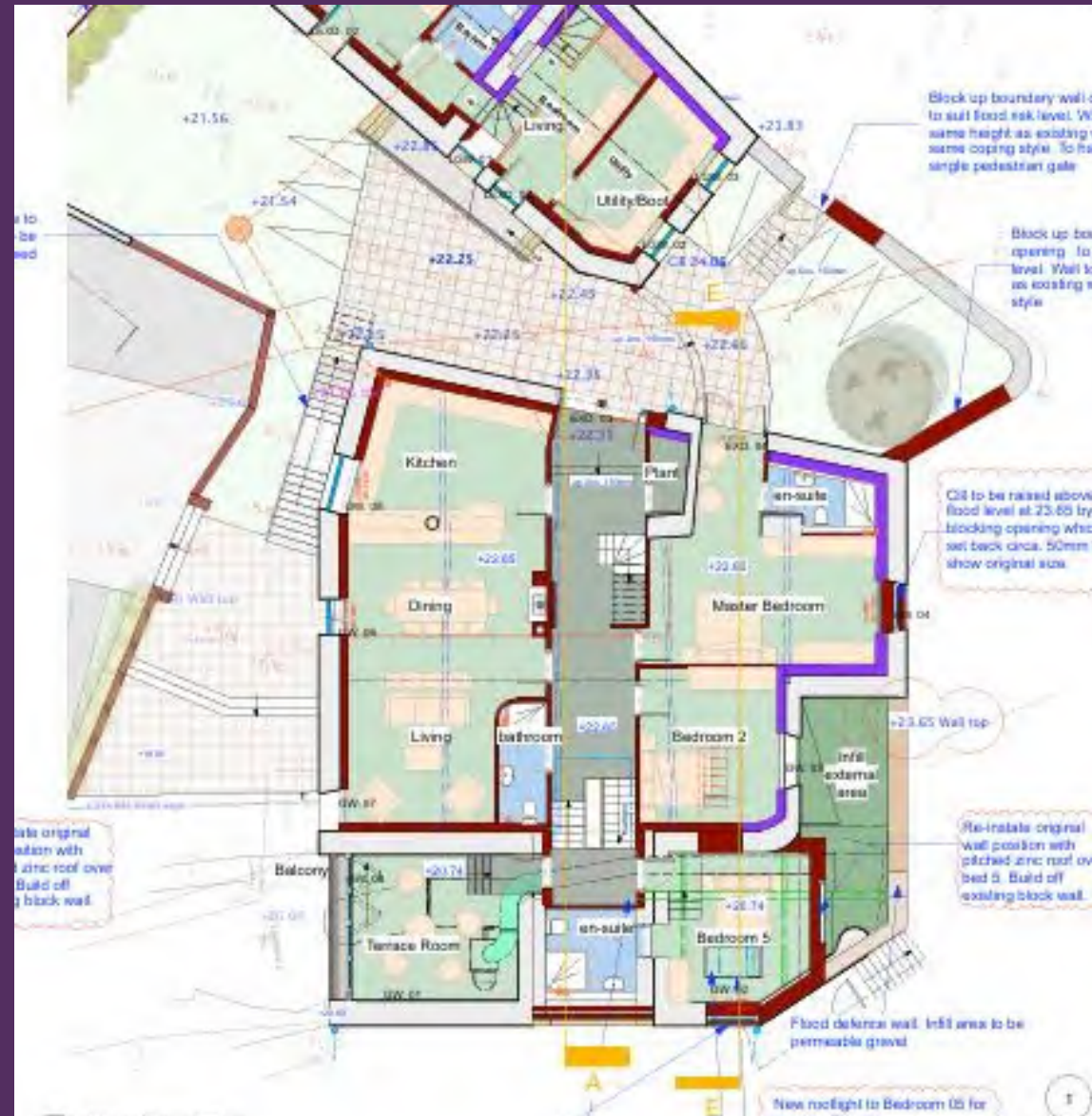


Pug Mill - Proposed elevations

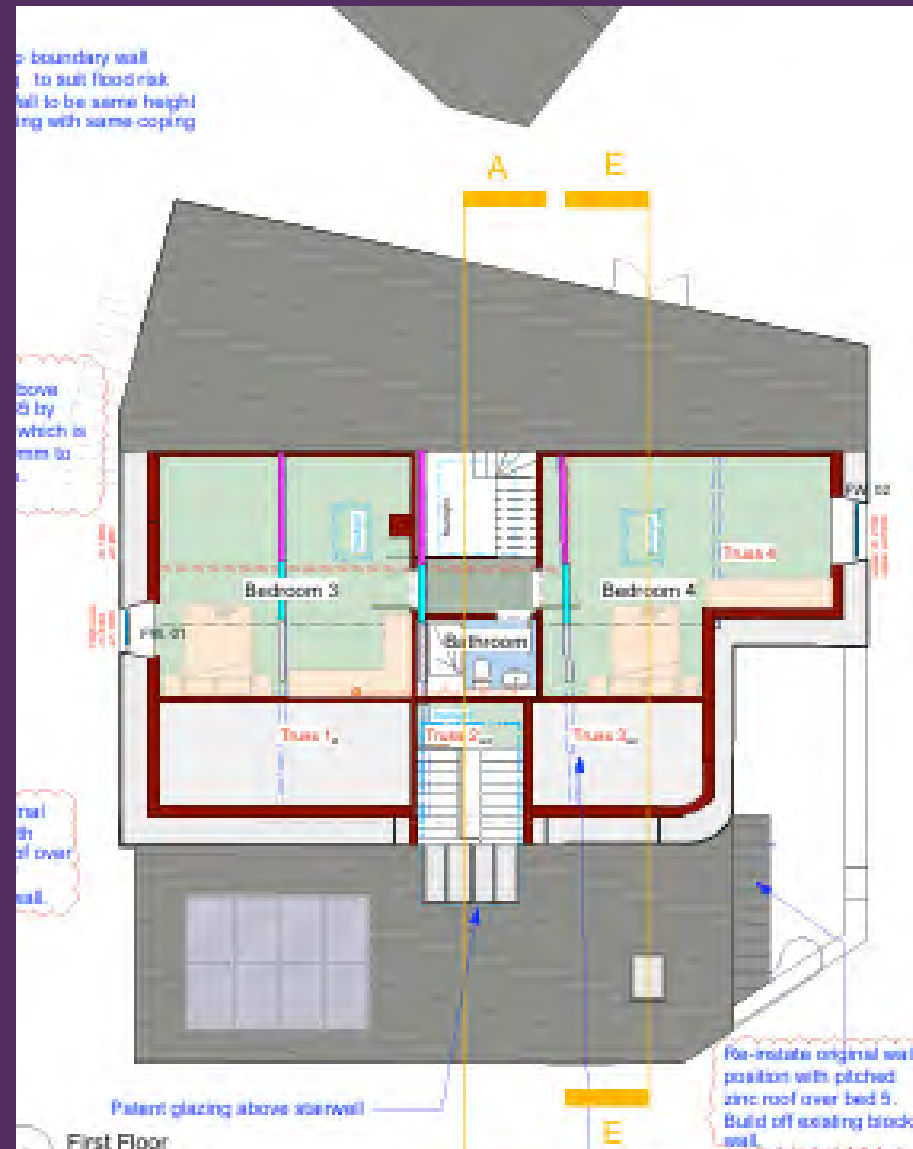


2 Lower Ground Floor
Scale: 1:100

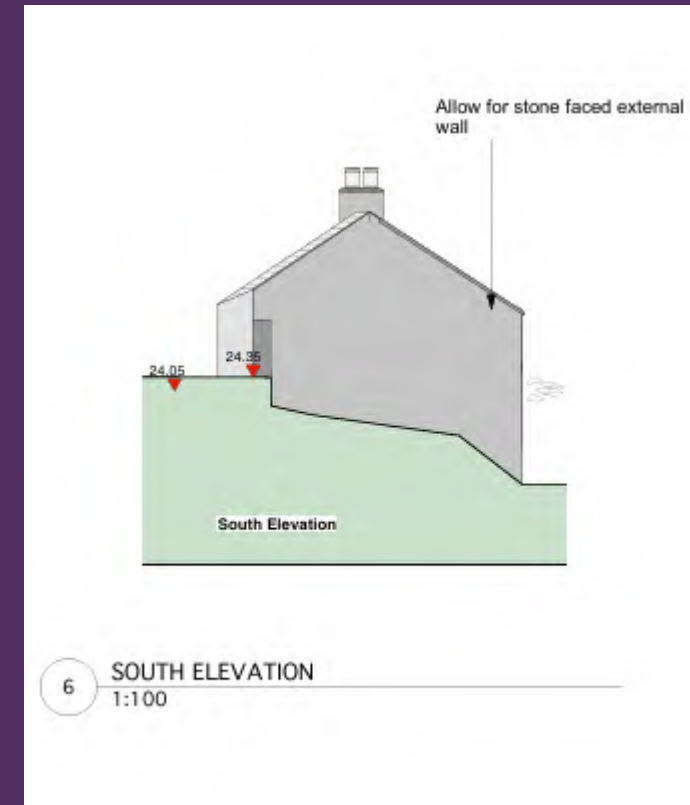
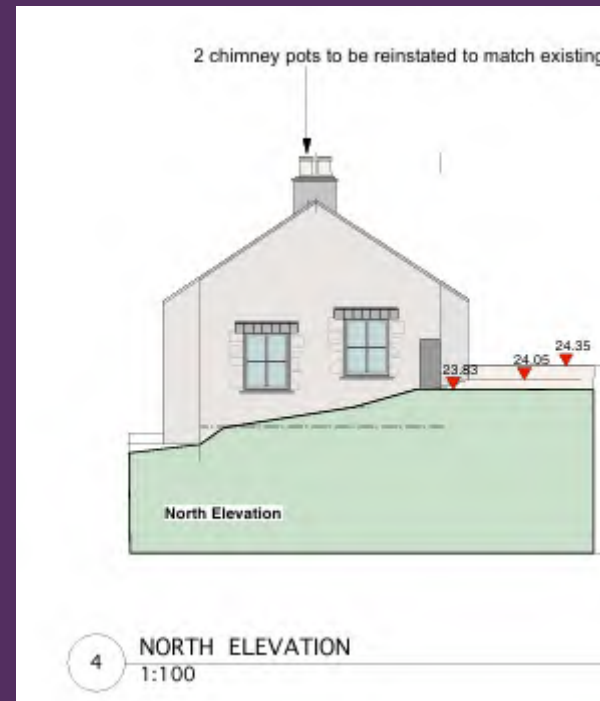
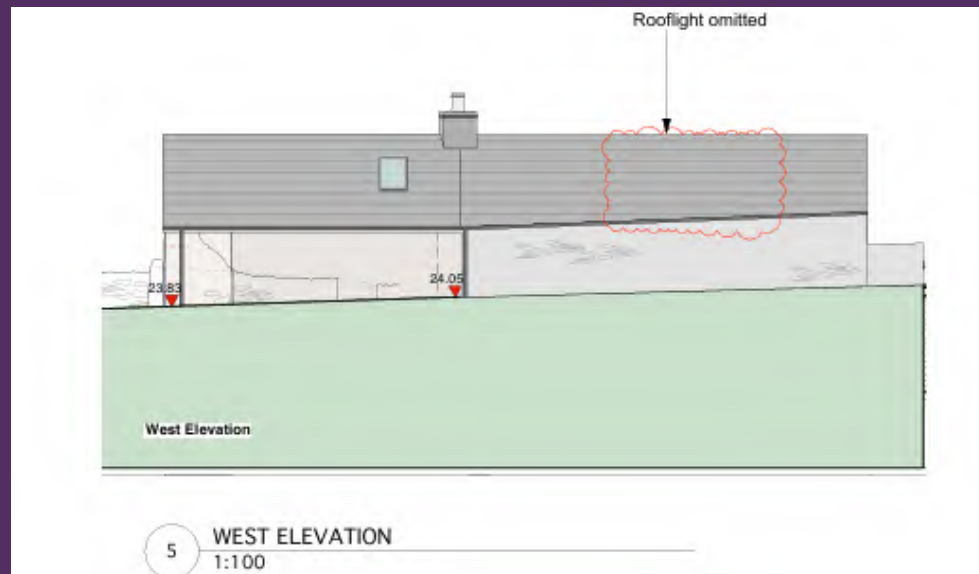
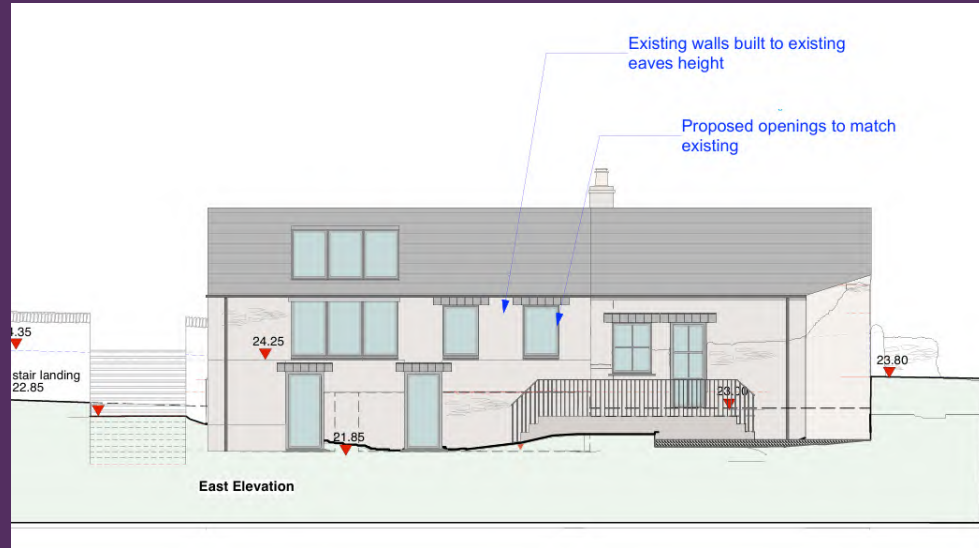
Pug Mill- Proposed upper ground floor plan



Pug Mill - Proposed first floor plan



Laboratory building proposed elevations



Laboratory building proposed floor plans

