Lake District National Park

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Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/2093
Application type: Listed Building Consent application
Applicant: Mr Z Poulton
Location: Elm Lodge, Hesket Newmarket, Wigton, CA7 8JG
Grid reference: 334205, 538660
Proposal: Replacement of sash windows on the front aspect of the property
Report prepared by: Rose Lord, Conservation Planner
Report agreed by: Neil Henderson, Planning Manager

Recommendation: DELEGATE to Head of Development Management to determine

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, occupying a prominent position at the junction of two roads at the eastern end of the central village green in Hesket Newmarket Conservation Area. Elm Lodge and the adjoining Green Way make a positive contribution to the character and special interest of Hesket Newmarket.

2.3 Listed Building Consent (7/2023/2023) was granted in 2023 for minor internal alterations, a small rear extension, improvements to the fabric and thermal performance of the house and the addition of a solar PV array on the attached garage/outbuilding.

2.4 This application seeks consent to replace the windows on the front elevation of the building with double glazed timber sash windows, in a style to match the existing.

3 Representations

3.1 Caldbeck Parish Council has no objection to the proposals.

3.2 One letter of representation in support of the application has been received.

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 06: Design and development
- 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. Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- HE4: Securing the conservation of heritage assets
- HE5: Assessing effects on heritage assets
- HE6: Proposals affecting designated heritage assets

4.4 Policy HE6 of the NPPF requires substantial weight to be given to the conservation of designated heritage assets, with the level of weight increasing according to the significance of the asset affected. Any harm to a designated heritage asset is a matter of considerable importance

and weight. Where harm would arise, this must be balanced against the public benefits of the proposal. NPPF Policy HE6 advises that public benefits may include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low-carbon heating measures. These benefits should be weighed against any identified harm to the significance of the designated heritage asset.

4.5 Local Plan Policy 07 reflects national guidance in seeking to conserve and enhance the significance of heritage assets, including their character, authenticity, integrity and setting.

4.6 There is no community plan in this area.

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 The timber sash windows with glazing bars on the principal elevation are noted in the list description and contribute to the evidential and aesthetic significance of the listed building. The overall appearance of the windows, particularly those with slender Georgian glazing bars and historic glass, is highly significant to both the listed building and for the contribution made to the special interest of the Hesketh Newmarket conservation area. The loss of irreplaceable historic glass needs to be well justified, given the ability to repair, draft proof and upgrade existing windows, alongside the ever-increasing options for secondary glazing, which allow historic windows to be retained and provides the thermal benefits of additional glazing.

5.5 A couple of the existing windows have been damaged and are beyond repair. The replacement of these windows is therefore acceptable in principle, subject to agreeing the detailed specifications for the replacements. The ability to repair the remaining windows requires further investigative work, which is currently ongoing. If the windows are indeed beyond repair, then suitable replacements will be agreed.

5.6 It is important that the building be wind and water-tight going into winter, and therefore to reduce further delays in determination arising from the committee cycle, it is recommended that members delegate the power to determine the application to the Head of Development Management, on receipt of the findings of the investigative work and detailed specifications for all new windows.

6 Conditions

6.1 Conditions have been added to ensure that windows that can be repaired are retained and for details of the replacement windows to be agreed prior to their installation.

7 Conclusion

7.1 Having regard to the requirements of the Planning (Listed Building and Conservation Areas) Act, the provisions of the Development Plan, in particular Lake District National Park Local Plan Policy 07 (Historic Environment), and the National Planning Policy Framework, the works are considered to be acceptable, subject to the conditions recommended.

Recommendation: DELEGATE to Head of Development Management to determine

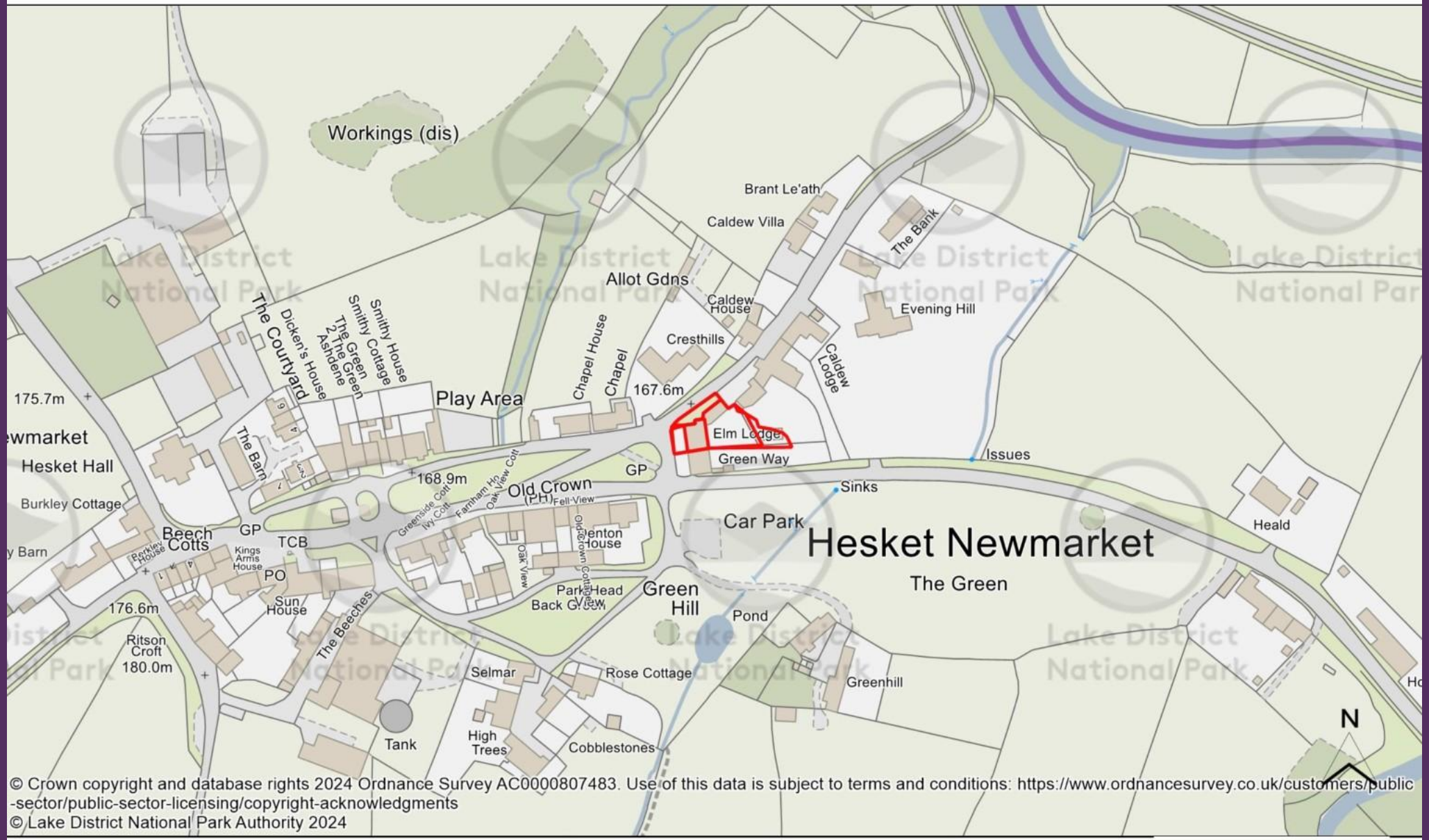
Background papers

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.

7/2026/2093

Elm Lodge, Hesket Newmarket CA7 8JG

Replacement of sash windows on the front aspect of the property



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Lake District National Park Authority

Elm Lodge, Hesket Newmarket













