

Conservation Area Appraisals

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PURPOSE OF REPORT

To present the Conservation Area Appraisals that have been produced for Cleator Moor, Egremont, Hensingham, Millom and St Bees.

RECOMMENDATION

That Members note the Conservation Area Appraisals and their role as evidence for the Copeland Local Plan and when considering planning applications in Conservation Areas.

1.0 INTRODUCTION

1.1 Conservation Area designation brings the following work under planning control:

- Demolition of buildings
- Works to or removal of trees
- Development that may be permitted elsewhere, e.g. some house extensions

1.2 Local Planning Authorities have a responsibility under law to *“from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”* Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69(1). These are designated as Conservation Areas. The Local Authority has a duty to review these areas and make a commitment to consider the effect of proposed development on the character and appearance of the Conservation Area.

- 1.3 A Conservation Area Appraisal is a tool that explores and defines what is special about the architecture and history of an area, and therefore worth preserving or enhancing. This identifies the features that make a positive or negative contribution to the Conservation Area, opportunities for enhancement and the need for protection through the planning system.
- 1.4 Conservation Area Appraisals make up an important part of the evidence base for the emerging Copeland Local Plan (2017-2035), contributing to the development of the historic environment policies and ensuring that the land allocations and policies within the plan are not at the detriment of the setting of Copeland's Conservation Areas.
- 1.5 The appraisals will also be used during the Development Management process to assess the impact of potential developments and can be a useful self-assessment tool for those submitting the applications.

2.0 CONSERVATION AREA APPRAISALS IN COPELAND

- 2.1 Copeland Borough Council currently administers eight Conservation Areas in:
 - Beckermot
 - Cleator Moor
 - Corkickle
 - Egremont
 - Hensingham
 - Millom
 - St Bees
 - Whitehaven
- 2.2 A further Conservation Area, Ravenglass, is located within Copeland but administered by the Lake District National Park Authority.
- 2.3 Whitehaven, Corkickle and Beckermot Conservation Areas have had Conservation Area Appraisals produced in recent years to support regeneration and understand the potential impacts of development.

2.4 In order to ensure the evidence base is up to date the Council has now undertaken Appraisals for the remaining five of Copeland's Conservation Areas in Cleator Moor, Egremont, Hensingham, Millom and St Bees.

3.0 CONSERVATION AREA APPRAISAL PROCESS

3.1 The Council's Conservation and Design Officer has been producing Appraisals for these Conservation Areas over the course of the past year, and each Appraisal was undertaken in line with Historic England's 2016 advice document as follows:

- A detailed assessment of the area was made using secondary data
- Site visits to the area then followed to provide a holistic understanding of the historic environment and the production of a draft appraisal
- Each draft appraisal was then made available for a four week public consultation period when people could make comments. This was then followed by a virtual meeting which members of the public could attend to discuss matters and give feedback

3.2 Following the feedback received, the appraisals were updated as required. This work has now been completed and the Conservation Area Appraisals are attached in Appendices 1-5 for your information.

3.3 They will be published as supporting evidence that explain the characteristics of the Conservation Areas. They can then help decision making when considering planning applications and producing the Copeland Local Plan.

APPENDICES

Appendix 1: Cleator Moor Conservation Area Appraisal

Appendix 2: Egremont Conservation Area Appraisal

Appendix 3: Hensingham Conservation Area Appraisal

Appendix 4: Millom Conservation Area Appraisal

Appendix 5: St Bees Conservation Area Appraisal