

SCHEDULE A: Applications with Recommendation

21/0545

Item No: 07

Date of Committee: 22/10/2021

Appn Ref No:
21/0545

Applicant:
Mrs Samar Nijem

Parish:
Wetheral

Agent:
Peter Ashworth Chartered
Architect

Ward:
Wetheral & Corby

Location: Former Methodist Chapel, Cumwhinton, Carlisle, CA4 8DT

Proposal: Change Of Use Of Former Methodist Chapel To 1no. Dwelling

Date of Receipt:
16/06/2021

Statutory Expiry Date
11/08/2021

26 Week Determination

REPORT

Case Officer: John Hiscox

1. Recommendation

1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 The principle of conversion of the former chapel to a dwelling
- 2.2 Design of the proposed conversion
- 2.3 Impacts on highway safety
- 2.4 Impacts on biodiversity
- 2.5 Impacts on private amenity
- 2.6 Drainage

3. Application Details

The Site

- 3.1 The application site is located within the village of Cumwhinton, on the south-east side of the B6263 road that connects the village to Junction 42 (Golden Fleece).

It comprises a former Methodist chapel and associated strips of ground on

the south-west side (ramp to rear access door) and at the front (grass/informal parking). The building is not listed and Cumwhinton does not have a conservation area designation. However, the building is ornate, is prominent and has some value as an undesignated heritage asset, especially in terms of its contribution to the local street scene/setting.

- 3.2 The chapel is perpendicular to the road and is positioned in between two modern dwellings; to the north-east is Chapel Cottage, a substantial detached dwelling within its own curtilage. A strip of ground between the chapel and the previous curtilage to Chapel Cottage has recently been acquired by the owners of Chapel Cottage, and has been incorporated into the curtilage of that dwelling. The strip rises from the roadside along the side wall of the chapel to ground beyond/behind. Ground immediately to the south-east of the chapel is also understood to have been acquired by Chapel Cottage and incorporated into the curtilage of Chapel Cottage. It is not known whether either of these areas of ground used to belong to the chapel.
- 3.3 To the south-west is Netherwood, a two-storey semi-detached dwelling. The north-east end of Netherwood, nearest to the chapel, comprises a single storey garage. The driveway/frontage to Netherwood abuts the original wall forming the side enclosure to the chapel.
- 3.4 The new housing development known as Reeds Way occupies ground to the east of the chapel site.
- 3.5 The building itself is in reasonable structural condition although not much is left of whatever used to occupy the interior when it was a chapel. It has most recently been utilised as storage associated with an office (office elsewhere - users unknown). It is accepted that it could physically be converted without recourse to major demolition. The roof covering (all natural slate) is complete although lack of maintenance means it is in need of attention.
- 3.6 The chapel is tall and narrow with steep pitches to its roofslopes which face north-east and south-west. The building steps up at around its central point following the natural rise in the land upon which it was built.
- 3.7 The front end onto the public road contains a projecting porch vestibule leading to the main pedestrian entrance to the building via a short set of stone steps. This elevation is attractive and has some symmetrical values, with two tall pointed-arch windows in situ either side of the front projection and upper and lower gable features. The frontage contains a low understorey storage room accessed via an external timber door. In front of this area is an irregular four-sided area of grass that has been used to park one vehicle in the past in association with usage of the chapel and subsequent store. between this patch of ground and the public road is the public pavement which is in good condition, is wide enough for modern usage and which stretches well beyond the frontage in both directions.
- 3.8 The south-west and north-west side elevations both contain tall pointed-arch church-style windows in the taller front section of the building; further back, less ornate windows exist in each of these side walls.

- 3.9 A single storey section of building exists towards the rear of the building on the south-west side, this being a former w/c and store. A separate external door allows access into this section, as well as an internal connecting door.
- 3.10 The rear (south-east) gable end contains two large window openings and a smaller opening from the single storey section.
- 3.11 All of the windows on the north-west side and the rear are situated in external walls that are on a shared boundary with land belonging to others.

Background

- 3.12 The application is referred to the Development Control Committee in the light of the objections from Wetheral Parish Council, and the advice from Cumbria County Council relating to lack of parking.

The Proposal

- 3.13 The chapel building would be converted to a dwelling with two main bedrooms in the rear section (one with en-suite) and a further bedroom/office near the centre. The front half of the building would provide an open plan living, dining and kitchen area. Other accommodation would include a bathroom towards the centre, a w/c and utility room in the single storey rear section, and a balcony on the raised area on the north-east corner of the building (on top of understorey store and contained by existing iron railings). The understorey would be utilised for bin storage and the grassed frontage area as a drop-off/vehicle standing area.
- 3.14 Within the centre of the building, a mezzanine gallery area would be created above the bathroom/bedroom/office.
- 3.15 The left hand window in the front elevation would be lengthened and converted into a door giving access to the balcony area.
- 3.16 In each of the main roofslopes, five rooflights would be installed at high level to provide light to the accommodation below. Two further rooflights would be installed within the monopitched roof of the single storey rear section.
- 3.17 The entire building would be restored as necessary externally with new timber doors installed in existing openings. It is intended to strip and repair the roof, then to re-cover with reclaimed Welsh slates. All external stonework would be repointed/repared as necessary.
- 3.18 All existing windows, which are in dilapidated condition, would be replaced either with aluminium or with timber items to match the style of the existing windows. The windows would contain a mixture of obscure and clear glass, the former to protect private amenity of existing occupiers next door and future occupants of the development.
- 3.19 The drawings indicate that the resultant dwelling would connect into the

public sewer (as existing) via a drain that runs down the ramp on the south-west side of the building.

- 3.20 The existing building is equipped with rainwater goods on its main and secondary roofs; these would be re-established to enable all rainwater falling onto the building to be channelled into the public sewer which, according to submitted information, runs along the frontage, actually passing within the grassed area in front of the understorey.

4. Summary of Representations

- 4.1 The application has been advertised by way of a site notice and neighbour letters sent to two neighbouring properties. There have been no written or verbal representations submitted to the local planning authority either in support or in objection to the application.
- 4.2 The planning service was provided with a copy of a letter sent to the architect by a third party which is not intended to be submitted as a representation.

5. Summary of Consultation Responses

Wetheral Parish Council:

29 June 2021:

Objects to the application on the following grounds:

- (i) development/site has no parking available to it - users and workers during development would park on road/pavement;
- (ii) remote parking allocated to other developments/users;
- (iii) concerns relating to drainage - development could exacerbate existing issues with surface water caused in part by earlier nearby developments;
- (iv) objects until such a time as adjoining land is owned to address parking concerns;

Also recommends utilising frosted glass in windows to preserve neighbouring amenity, if permission is granted.

Cumbria County Council - (Highways & Lead Local Flood Authority):

2 July 2021:

Does not support the application because inadequate parking has been provided and parking would encroach onto road. However, does not object to the principle, which would lead to a reduction in use.

27 July 2021:

Continues not to support the application due to lack of parking available for future use/users.

Natural England - relating to protected species, biodiversity & landscape:

18 June 2021:

No comment; refers planning service to standing advice regarding protected species.

Cumbria County Council - (Archaeological Services):

22 June 2021:

No objection; recommends condition relating to recording of building prior to conversion.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise.
- 6.2 The proposed development requires to be assessed against the National Planning Policy Framework (2019 - as amended in July 2021) and the Policies of the Carlisle District Local Plan 2015-2030 listed in paragraph 6.4 below.
- 6.3 The main issues, as listed earlier in the report, are as follows:
- (i) The principle of conversion of the former chapel to a dwelling
 - (ii) Design of the proposed conversion
 - (iii) Impacts on highway safety
 - (iv) Impacts on biodiversity
 - (v) Impacts on private amenity
 - (vi) Drainage
- 6.4 The most relevant Policies from within the adopted Carlisle District Local Plan 2015-2030, therefore, are as follows:
- CC 5 - Surface Water Management and Sustainable Drainage Systems
 - GI 3 - Biodiversity and Geodiversity
 - HO 2 - Windfall Housing Development
 - IP 3 - Parking Provision
 - IP 6 - Foul Water Drainage on Development Sites
 - SP 6 - Securing Good Design
 - SP 7 - Valuing our Heritage and Cultural Identity
- 6.5 From the NPPF, the following paragraphs are to be considered:

Paragraph 38:

- 6.6 Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 55:

- 6.7 Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 69:

- 6.8 Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
 - b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
 - c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
 - d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 111:

- 6.9 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 120:

- 6.10 Planning policies and decisions should:
- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat

creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 126:

- 6.11 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 130:

- 6.12 Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 152:

- 6.13 The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 197:

- 6.14 In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

Applicants' Supporting Information:

Design and Access Statement:

- 6.15 This document discusses (i) existing and proposed use; (ii) reasons for the proposed layout; (iii) landscaping, (iv) scale, (v) amount; (vi) appearance; (vii) materials and access opportunities available.

Heritage Statement:

- 6.16 This document describes origins and development of the chapel from the middle of the 19th Century.

Highways/Vehicular Statement (and associated plan):

- 6.17 Discusses highways implications in relation to previous/proposed uses; identifies possible opportunities for off-site parking in the locality.

Structural Statement:

- 6.18 Sets out information relating to current condition of building and remedial measures proposed.

Survey for Bats, Barn Owls and Breeding Birds (S Wake, May 2021):

- 6.19 Recommends installation of bat box on building (bats foraging in locality during survey period).

Consideration of Development Proposals:

(i) *The principle of conversion of the former chapel to a dwelling:*

- 6.20 The chapel is situated within Cumwhinton village and is located in an area which is almost purely residential. The chapel is the only principal building on the frontage of the B6263 in this locality that is not in residential use.
- 6.21 The chapel is a prominent and striking building and notably adds interest to the street scene and setting in this part of Cumwhinton, which is otherwise not well populated by characterful buildings. It is without doubt an undesignated heritage asset of such value that genuine ambitions to enable it to be re-used in an appropriate manner should be supported if at all possible.
- 6.22 It could be argued that the future use of the building as a dwelling would be more compatible with the locale than the existing congregational use; however, said current use is not presently undertaken and has not been for many years. Hence, it has been utilised occasionally for ad hoc, unauthorised storage associated with a remote office use.
- 6.23 Although Policy HO 2 is not normally applicable to conversions of redundant buildings within settlements (this mode of development is not discussed in the Policy), it is the most relevant policy of the Local Plan in this instance. It would permit the introduction of a single new dwelling on a 'windfall' site as long as it would be compatible with surrounding uses and development. In the context of this application, the policy would be supportive of the principle even though it is a conversion.
- 6.24 Paragraphs 69, 120, 162, 197 of the NPPF are also all relevant and all are supportive in relation to the principle.

(ii) *Design of the proposed conversion:*

- 6.25 The submitted application is considered to reflect a very well designed and empathetic development approach. The Carlisle City Council Conservation Officer (CCCCO) inspected the draft drawings at pre-application stage on the basis that the building is of heritage significance and was fully supportive. The design/appearance/development approach remains the same.
- 6.26 The development would mildly change the appearance and character of the building, but not to its significant detriment. It is of sufficient robustness in terms of its character and stature to absorb the modernisation, as set out in the application, without changing the essence of the building or its setting. In

terms of a residential conversion, the scheme proposed is considered to be appropriate and of very good quality. The application, therefore, is in accord with Policies SP 6, SP 7 and HO 2 in this regard. It is also consistent with Paragraph 130 of the NPPF.

(iii) Impacts on highway safety:

- 6.27 The site does not presently benefit from any off-street parking, other than the narrow trapezoidal strip at the building frontage, which is and which has historically been used to park a vehicle, but potentially with one corner hanging over the pavement edge. This piece of ground is easily accessed because it is unenclosed; a vehicle parking there would tend to pull onto the ground heading in a westerly direction out of Cumwhinton, and pull off the same way. The layout of the frontage (and the position of the driver's door on the right hand side of most vehicles) makes it difficult and impractical for this to be done in the opposite direction, although it is possible.
- 6.28 The site does not have any other areas outwith the building of any note in this context. The footprint of the building occupies such an extent of the site that no other pieces of ground would be able to accommodate a vehicle. There are no adjacent or adjoining areas of ground available and the ground up to both sides and the rear of the building are in clear control of others.
- 6.29 Both the Parish Council and Cumbria County Council as statutory consultees have cited lack of parking in their consultation responses as reasons not to support the application. There are not enough spaces to satisfy the parking standards operated by the County Council, which would require at least two parking spaces to be provided for the development.
- 6.30 The applicants have been encouraged to consider what parking opportunities might be available for vehicles using the development if it is undertaken. Investigations have been undertaken as to whether areas of ground might be transferred to them in the vicinity, but none is available. The potential use of existing spaces both on the north side of the public road and around the corner where the B6263 meets with Broomfallen Road have been investigated, and although it is understood that said spaces are already likely to be in occasional use or allocated in relation to other development(s), these areas do present possible opportunities for remote parking to serve the development.
- 6.31 The applicant has been advised that transfer of a section of ground directly opposite would be highly unlikely to be achievable and would possibly lead to a difficult intervention to achieve without causing harm to the gentle, 'green' approach to the village from this direction.
- 6.32 The applicant has alluded to other possible opportunities on land of others known to them, but no detail of whereabouts is provided.
- 6.33 If the development were to go ahead, there would be an element of uncertainty outstanding in respect of parking. The frontage strip would continue to be available for parking of one vehicle, and although it isn't

sufficiently wide to contain the entirety of a larger vehicle it could contain a domestic vehicle without such an overhang onto the pavement that it blocks the way past for pavement users. It would to a degree depend on sensible placement of any vehicle on the piece of ground, but it could in actuality continue to serve the site without causing significant problems for road users.

- 6.34 The main concern relating to this issue is that a second vehicle attending the property would have to find somewhere else to park. Parking that partially overlaps the pavement and road would likely be problematic for pavement and road users and would therefore not be encouraged; whereas, utilisation of a remote space within easy walking distance would be satisfactory. This latter scenario is feasible despite no detail of whereabouts being known. Cumwhinton village is not devoid of other parking opportunities and in particular the area just around the corner on Broomfallen Road, more often than not, is not full.
- 6.35 Whatever the scenario may be for parking, however, recognition has to be given that the existing building/site has a congregational use that would promote less regular, but more widespread parking requirements. Congregational events would likely involve visitation by a mixture of pedestrians and drivers that could take the number of vehicles coming into the village into double figures.
- 6.36 Furthermore, consideration must be given to what other potential uses could take place within this building/site. It could lend itself to a community resource, which would be similar to a congregational building in terms of its pattern and intensity of usage. It could perhaps be converted to a place for the storage and sale of goods e.g. antiques, books, crafts - any number of pseudo-retail uses could be accommodated within the building, and each of these would potentially generate more parking requirement than a 2/3 bedroomed dwelling. Other uses such as a museum or a cafe would also be likely to promote a greater requirement for parking.
- 6.37 The balance of the recommendation must reflect the fact that although the application would struggle to meet with all of the objectives of Policy IP 3, other such uses as mentioned above are all likely to generate more of a parking issue than the proposed residential use as described (including its current authorised use). The balance of the recommendation must also be sympathetic towards other benefits arising, which will be discussed in the conclusion of this report.
- (iv) Impacts on biodiversity:
- 6.38 The site contains a building and its hard boundaries to the south and west. There is no vegetation of note within the site and no tangible space to create a planted wildlife resource of the magnitude that would be influential.
- 6.39 The submitted protected species report recognises that bats are foraging in the locality, and as a result recommends that a bat box is installed to support this usage. This level of mitigation is appropriate to the building and its environs, and would be an adequate way of containing the site's value to bats.

The implementation of the recommendations within the report could be secured through a planning condition, if permission is granted, to enable the application to accord with Policy GI 3.

(v) Impacts on private amenity:

- 6.40 The building has been neglected for many years, and as a result, although certainly in salvageable condition, could be described as becoming tatty and open to question about its future structural integrity. Its re-use for an appropriate purpose would in theory immediately improve (after building works) the amenity of private occupiers adjacent by capturing an opportunity while the building is still in salvageable condition. The principle therefore, is positive but it would depend on the detail of conversion as to whether it could be implemented harmoniously.
- 6.41 The building is quite close to two neighbours and has its long sides facing towards them, within which large windows exist. They are currently obscure glazed and, where facing towards the properties either side, would continue to be obscure-glazed at least at lower level where occupiers would look directly at Chapel Cottage and Netherwood. This would ensure that privacy of those occupiers is maintained in respect of window openings. This issue is cited as a concern in the consultation response of the Parish Council, and recommends use of obscure glass if the development goes ahead.
- 6.42 Perhaps the only other element of the development proposed with the potential to cause any impact on neighbouring amenity is the small outside area intended to be created on top of the store at the northernmost corner of the building. This area, however, due to its size, its location on the front of the building and its relationship with Chapel Cottage is highly unlikely to promote any conflict because it is separated from Chapel Cottage by the aforementioned access strip, is set well in front of the frontage of that dwelling, does not relate to any private, enclosed area of garden ground and does not relate significantly to any external windows in it.
- 6.43 A condition would be required, in the event of planning permission being granted, to ensure that the arrangement of the windows is known in detail, with an emphasis on which areas are intended to be obscure-glazed - this is not apparent with any clarity at present.
- 6.44 However, in respect of private amenity impacts, the development is compatible with its residential neighbours either side and would not project negatively on the privacy and quiet enjoyment afforded to adjacent residents, who would benefit from this neglected building being brought back into a futureproofed condition. The application, therefore, would accord in this respect with Policies HO 2 and SP 6.

(vi) Drainage:

- 6.45 The site is sharply contained by its hard boundaries on 3 sides and includes only very limited external space, which in itself is mainly hardsurfaced. It also includes the grassed frontage/parking space. Surface water and foul water

are diverted to the public sewer system via items already in existence on the site i.e. gutters and downpipes connecting to underground apparatus that subsequently connect to the mains drain. Rainwater falling on the grassed frontage area is likely to soakaway to a degree but also to run off in an easterly direction with the fall of the land if permeability or saturation cause that to occur.

- 6.46 Overall, the development would be highly unlikely to change the circumstances relating to drainage by a significant amount, although improvement is likely. The existing building is equipped with surface and foul drainage systems (NB - and mains water) and the system would be refurbished to enable it to take all rainwater to ground via gutters and downpipes as set out on the roof plan included within the application drawings. Given the scale of development proposed through conversion, and the existence of existing systems which already take foul water from a w/c and sink, drainage is not considered to be a matter that requires further detailed consideration in the planning context. However, it is considered to be highly likely that the drainage systems would be adapted, repaired or renewed to bring them up to modern standards, which would be a positive undertaking.
- 6.47 The application, therefore, is in accord with both Policies CC 5 and IP 6 of the Local Plan.
- 6.48 It may be noted that the necessary approval under the Building Regulations would require drainage mechanisms and systems to be inspected and properly installed to serve the development.

Conclusion

- 6.49 The application represents a well thought-out and designed proposal that would re-use an existing building of local architectural and historic interest for an acceptable purpose. If it is changed to a private residence, it will become compatible with all the other frontage uses in the street in this locus. The scheme has been designed to preserve the amenity and privacy of future occupiers within the development and adjacent to it. Matters relating to drainage and biodiversity have been largely addressed and would not prevent support of the development as proposed. Conditions relating to secondary matters such as biodiversity, fenestration and materials would likely be imposed to ensure details are considered prior to, or during development if it goes ahead.
- 6.50 The availability of parking at/within the site or in the locality is an outstanding issue, insofar as the scenario of one vehicle parking on the frontage area with a slight overhang of the pavement, and other visiting vehicles having to find a legal place to park remotely from the site, requiring visitors to walk a little way, likely from the direction of the village, is not ideal.
- 6.51 The scheme as set out would promote creation of 2/3 bedrooms within the former chapel, representing a modest home, albeit one that could be occupied by a number of residents that would inevitably require, at some times, a place to be found for additional users/occupiers vehicles to park over

and above the first vehicle.

- 6.52 A degree of pragmatism would be required in considering whether this is an overriding factor that would prevent support of the application, and a number of other considerations should be reviewed in the balance. Paragraph 111 of the NPPF is reiterated here:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

- 6.53 Firstly, consideration must be given to the architectural value and historic relevance of the building to the locality. It adds variety and interest to an otherwise relatively plain section of the village, by virtue of its prominence and attractive appearance, its orientation and traditional materials, both of which make it stand out in terms of visual quality; its historic character and indication of past activity. Its condition is such that this is an opportunity in time when it could be saved so that these positive contributions are sustained for the future. Left neglected for a few more years, it might not be feasible because deterioration is inevitable.
- 6.54 Secondly, consideration must be given to the pressure Cumwhinton has been under in recent decades to provide more housing via re-development of previously developed sites, and through the development of new sites. Although only a very small contribution would be made through this development, it would support the need to provide new homes in sustainable locations by increment, and would help in terms of meeting longer term housing provision objectives overall within the District.
- 6.55 Thirdly, cognisance must be taken of what other uses could possibly be introduced in this building, in this setting, especially having regard to the absence of more than one imperfect parking space. It is hard to envisage any other future use (or existing authorised use) that would promote less of a parking issue. The only use that would promote less parking is no use - to leave the building/site unused. That option would be highly undesirable because it would likely lead to deterioration to, and ultimately the loss of, the undesignated heritage asset.
- 6.56 Fourthly, the cost of restoration must be taken into consideration. Viability is essential, and although other uses could invoke investment in the building's re-development, the outlay would likely be too great unless it were to be done altruistically. Through its conversion to a dwelling, the investment required to change the building could be regained in the future because the value of the resultant development would be highly likely to exceed the sum total of the cost of the building and the cost of undertaking the development. This has to be a reality for investment to go ahead.
- 6.57 The applicants have investigated ways of acquiring an additional space allocated to the development, but have been unable to secure a formal arrangement. The lack of parking is the only significant issue arising in respect of the proposals, and although noteworthy the potential effects would

be not be severe; they would likely be slightly adverse but not to such an extent that the application should not be supported. The development is self-limiting in terms of potential future extension leading to worsening of the situation, and in any event due to the lack of outdoor amenity space would be unlikely to attract occupancy by a large family.

- 6.58 In the overall balance, therefore, this single matter is not overriding, and would not place the application in such conflict with any national or local policies so as to preclude support. It is therefore recommended that the application is approved.

7. Planning History

- 7.1 There are no planning applications relating to the property since 1974. The assumed authorised use is as a place of worship.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form;
2. drawing ref. 21-08-09 'Location', received on 16 June 2021;
3. drawing ref. 21-08-10 'Existing Plan: Ground Floor', received on 16 June 2021;
4. drawing ref. 21-08-11 'Existing Sections and Elevation', received on 16 June 2021;
5. drawing ref. 21-08-12 'Existing North-West and North-East Elevations', received on 16 June 2021;
6. drawing ref. 21-08-13 'Existing South-West and South-East Elevations', received on 16 June 2021;
7. drawing ref. 21-08-14 'Existing Plan: Roofs', received on 16 June 2021;
8. drawing ref. 21-08-16 'Proposed Plan: Ground Floor', received on 16 June 2021;
9. drawing ref. 21-08-17 'Proposed Sections and Elevation', received on

16 June 2021;

10. drawing ref. 21-08-18 'Proposed North-East and North-West Elevations', received on 16 June 2021;
11. drawing ref. 21-08-19 'Proposed South-West and South-East Elevations', received on 16 June 2021;
12. drawing ref. 21-08-20 'Proposed Roof Plan', received on 16 June 2021;
13. the Survey for Bats, Barn Owls and Breeding Birds (S Wake, 2021), received on 16 June 2021;
14. the Agent's letter (P Ashworth) dated 3 July 2021 to the local planning authority, published on 5 July 2021, specifically the section entitled 'Windows and Glazing';
15. the Notice of Decision;
16. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the carrying out of any conversion work, the building affected by the proposed development shall be recorded in accordance with a Level 2 Survey as described by Historic England's document 'Understanding Historic Buildings A Guide to Good Recording Practice, 2016'. Within 2 months of the commencement of construction works, a digital copy of the resultant Level 2 Survey report shall be furnished to the local planning authority.

Reason: To ensure that a permanent record is made of the building of architectural and historic interest prior to its alteration as part of the proposed development, and to accord with the objectives of Policy SP 6 of the Carlisle District Local Plan 2015-2030.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:

1. Extension or enlargement
2. Additions or alterations to roofs
3. Detached outbuildings
4. Porches
5. Chimneys and flues

Reason: The further extension or alteration of this the dwelling or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP 6 and HO 8 of the Carlisle District Local Plan 2015-2030.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the south-west, north-east or south-east elevation of the building/extension hereby permitted without the grant of a separate planning permission from the local planning authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, to accord with Policies SP 6 and HO 8 of the Carlisle District Local Plan 2015-2030.

6. Prior to the installation of any new window within any opening as shown on the approved planning drawings, a schedule shall be submitted to and approved in writing by the local planning authority, identifying the proposed materials, frame colour, specification, means of opening, means of obscurement (partial or full) and depth of recession from the external wall of each replacement window within its opening. Any window identified as a non-opening item shall be permanently maintained as non-opening; and any window identified to be obscure-glazed shall be obscured to a minimum of obscurity factor 3 and shall be permanently maintained thereafter in an obscure-glazed manner.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, to accord with Policies SP 6 and HO 2 of the Carlisle District Local Plan 2015-2030.

7. The development shall at all times be undertaken and occupied in strict accordance with the mitigation and actions stated in the Survey for Bats, Barn Owls & Breeding Birds (S Wake, 2021), in particular those within Section E 'Mitigation' and Section F 'Summary of development and mitigation.' The bat box identified in the mitigation shall at all times be retained in situ and maintained in good condition to ensure it is available as a biodiversity resource.

Reason: The site is known to encounter bat activity. The mitigation measures identified within the aforementioned survey will ensure adequate mitigation is provided to offset potential disturbance and/or destruction of protected species and their habitats, to accord with Policy GI 3 of the Carlisle District Local Plan 2015-2030.

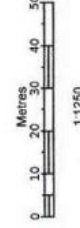
8. The vehicle standing/drop-off area identified on approved drawing ref 21-08-16 ('Proposed Plan: Ground Floor') and the associated trapezoidal area of ground in front of the building, extending to the pavement edge across the entire width of the building, shall be kept available at all times for the manoeuvring and parking of one domestic car and shall not be enclosed or obstructed in any way that prevents one domestic car from parking safely in the space.

Reason: To ensure that the resultant development will always provide space for one domestic car to park upon in connection with the dwelling, in the interests of highway safety and amenity, and to accord with Policy IP 3 and Policy SP 6 of the Carlisle District Local Plan 2015-2030.



Produced 28 May 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



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Order Licence Reference: 01476703
Centre coordinates: 344849 552555

Cumwhinton
Chapel
CA4 8DT

Location Former Methodist Chapel
Cumwhinton CARLISLE CA4 8DT

Project Change of Use to Dwellinghouse.

Stage Planning Application.

Date June 2021

Subject SCHEDULE OF INFORMATION.

Dwg No.	DESCRIPTION	SCALE
21.08.09	Location Plan, Schedule of Information.	1: 1250
21.08.10	Existing, Ground Floor Plan.	1:100
21.08.11	Existing, Sections and Elevation.	1:100
21.08.12	Existing, Elevations, North East and North West.	1:100
21.08.13	Existing, Elevations, South West and South East.	1:100
21.08.14	Existing, Plan, Roofs.	1:100
21.08.16	Proposed, plan, ground floor.	1:100
21.08.17	Proposed, Sections and Elevation.	1:100
21.08.18	Proposed, Elevations, North East and North West.	1:100
21.08.19	Proposed, Elevations, South West and South East.	1:100
21.08.20	Proposed, Plan, Roofs	1:100



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Telephone 01661 842 466
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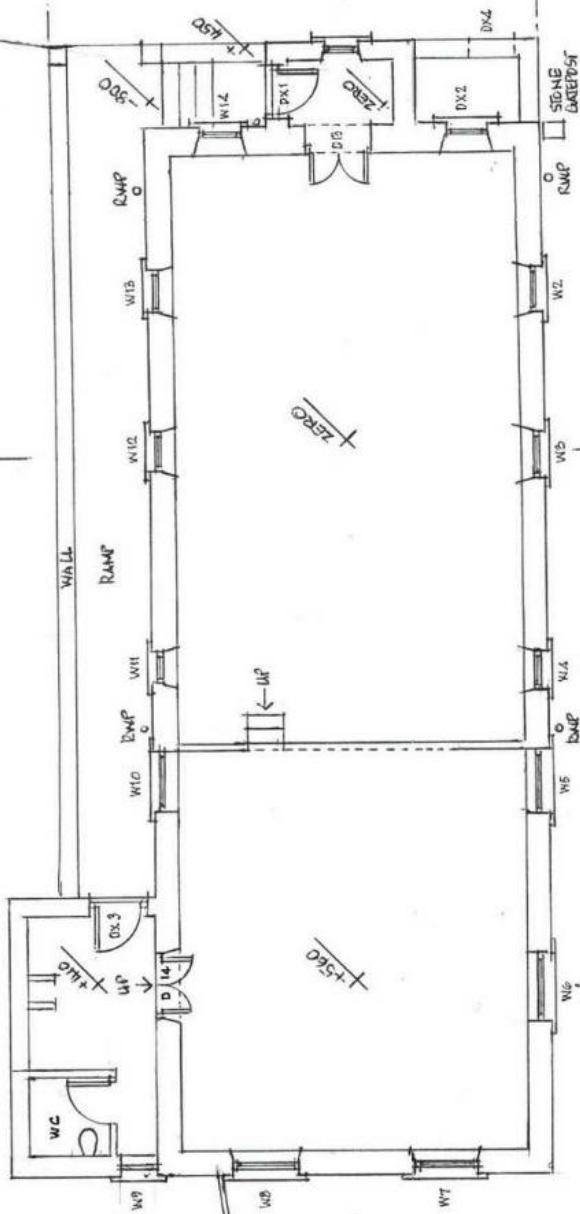
M6

CUMWHINTON

NETHERWOOD

CHAPEL COTTAGE

GROUND FLOOR AREA 133.26m²



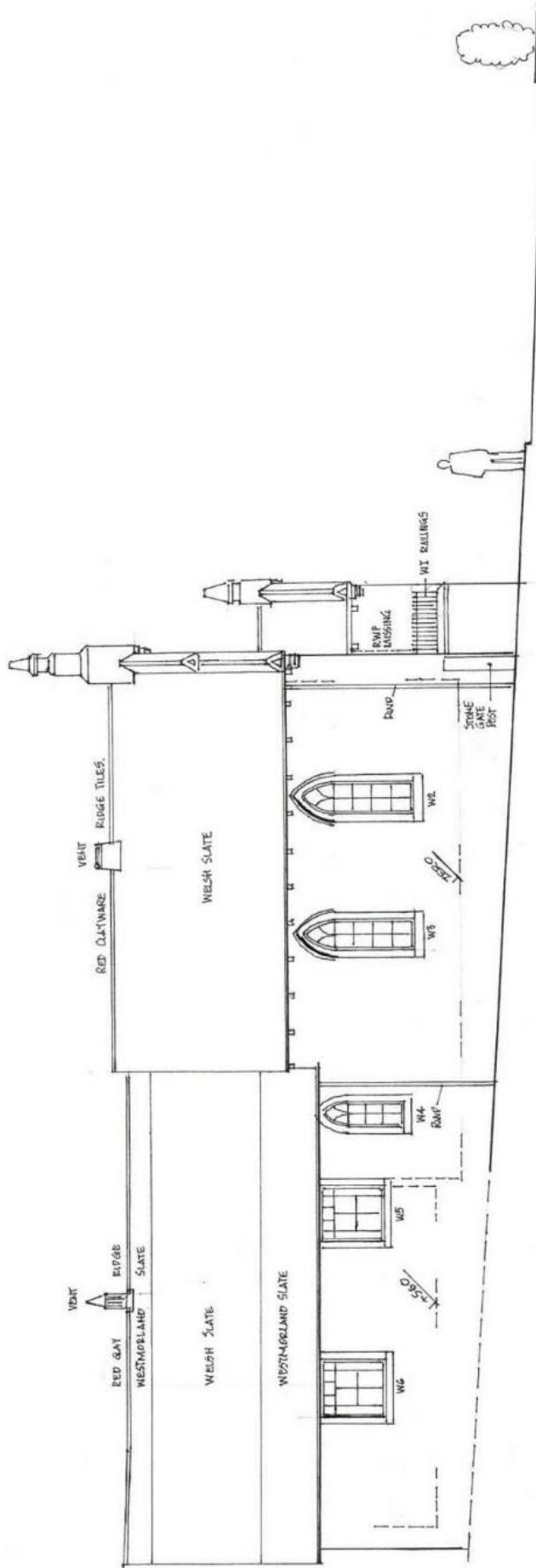
EXISTING: PLAN: GROUND FLOOR

SCALE 1:100 APP.

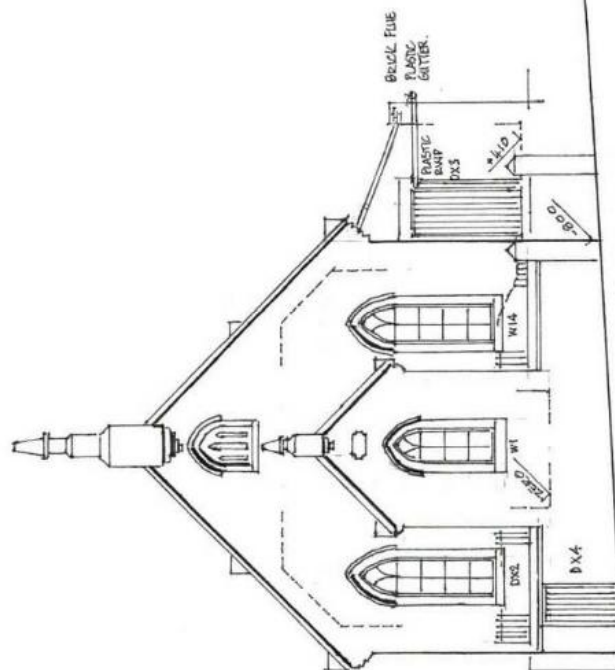
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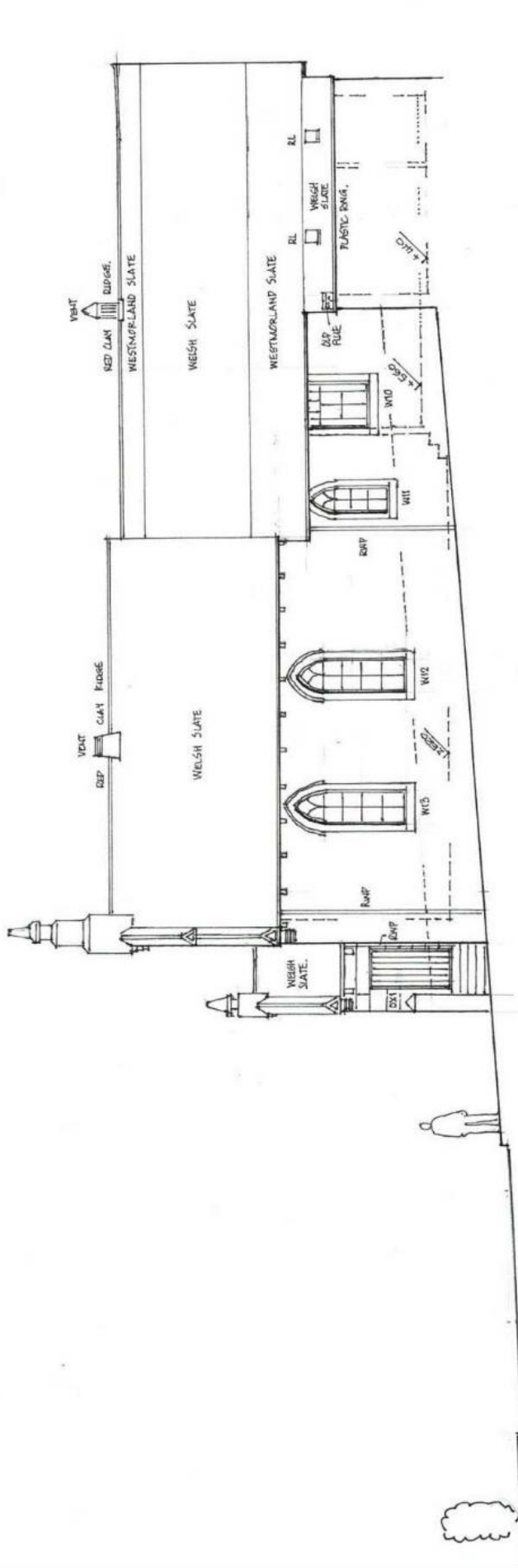
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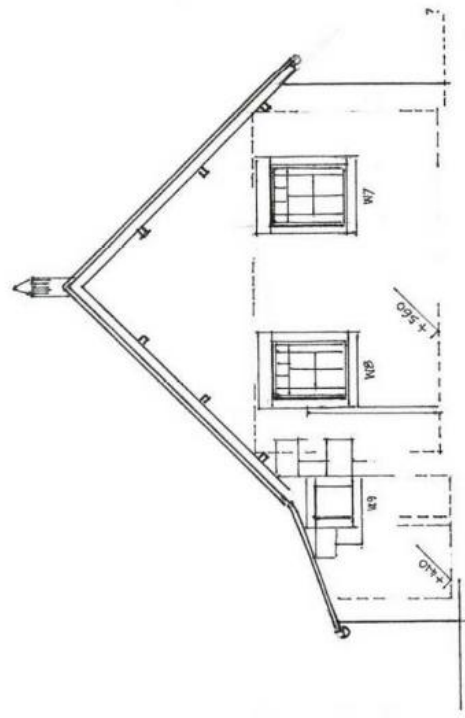
NORTH EAST



NORTH WEST



SOUTH WEST



SOUTH EAST

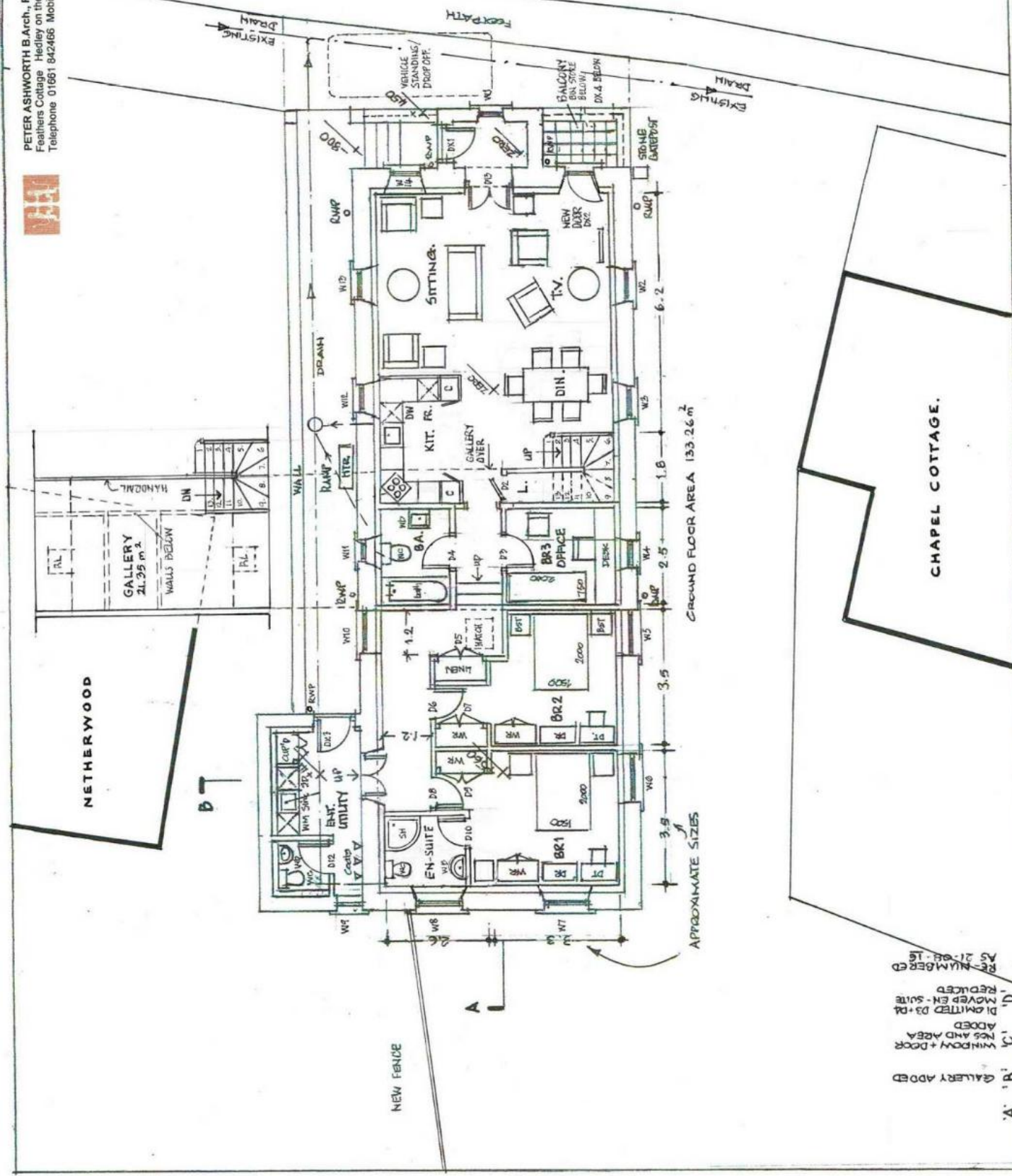


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CUM WHINTON, WETHERAL

CHAPEL COTTAGE.

NETHERWOOD



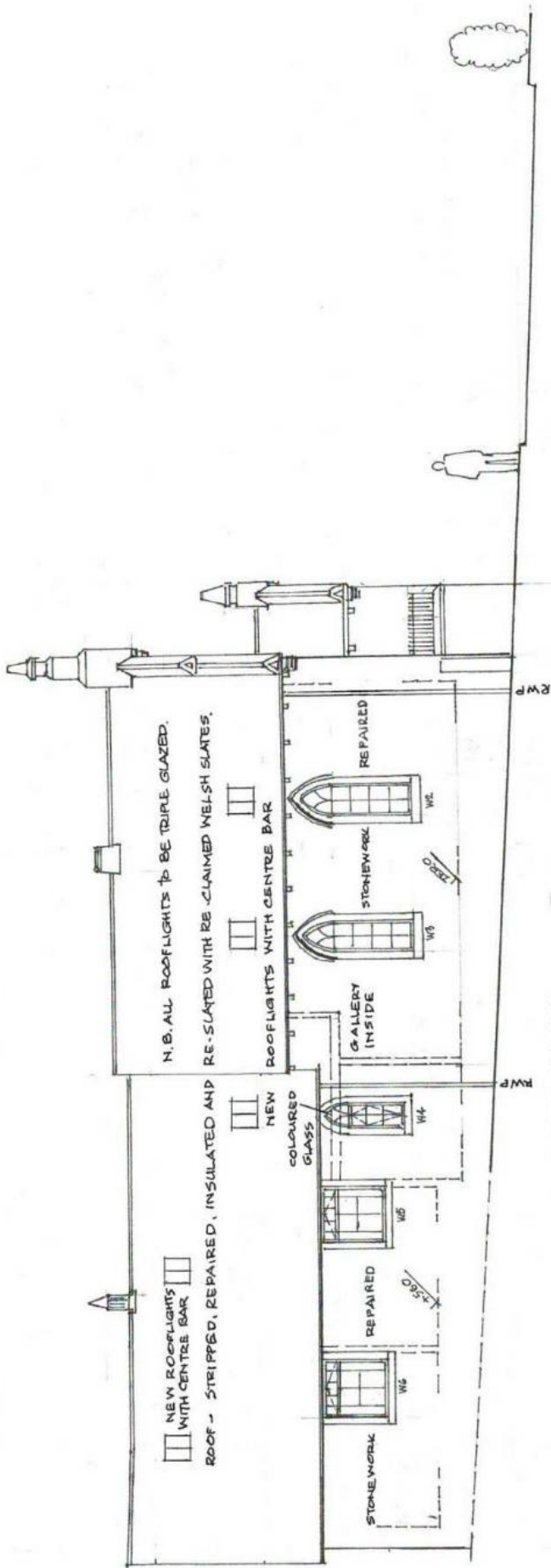
GROUND FLOOR AREA 133.26 m²

APPROXIMATE SIZES

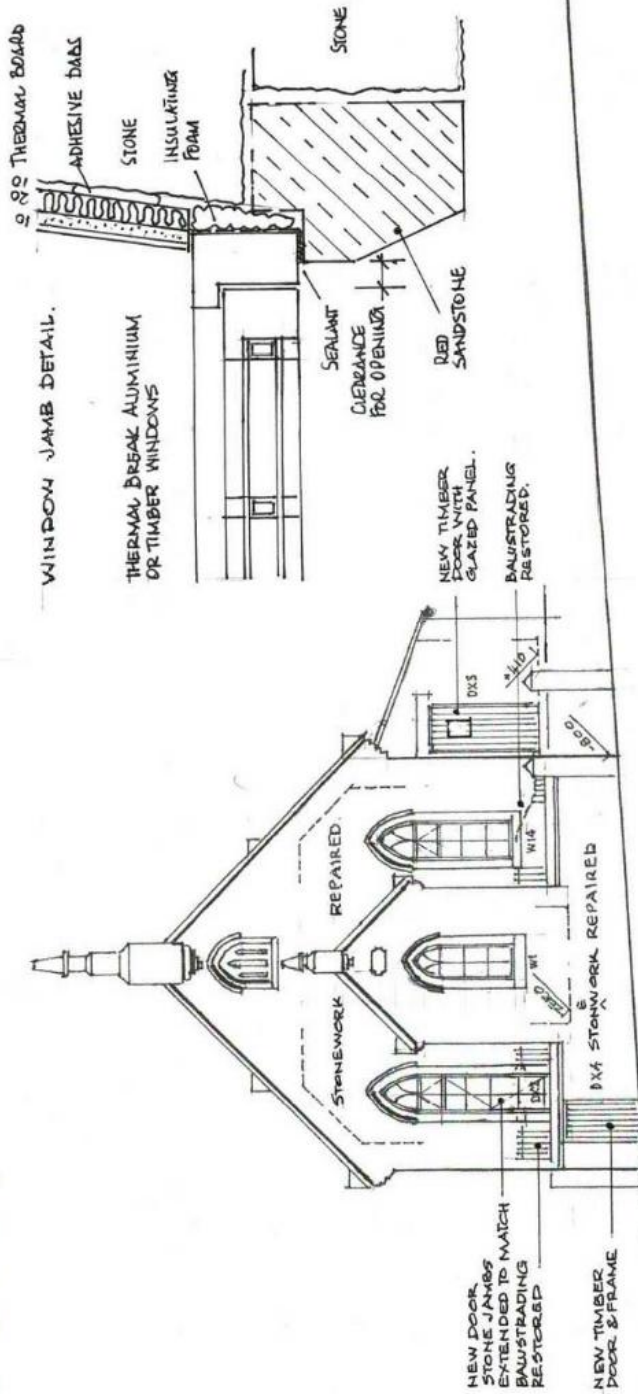
PROPOSED: PLAN: GROUND FLOOR

SCALE 1:100 APP. A13 21 08 16

REV	NO	DATE	BY	CHKD	APP'D	DESCRIPTION
15	6	MAY 2021				GALLERY ADDED
16	17	MAY 2021				WINDOW + DOOR
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NORTH EAST



NORTH WEST

WINDOW JAMB DETAIL.

THERMAL BREAK ALUMINIUM OR TIMBER WINDOWS

200 THERMAL BOLLARD

ADHESIVE DAMS

STONE

INSULATING FOAM

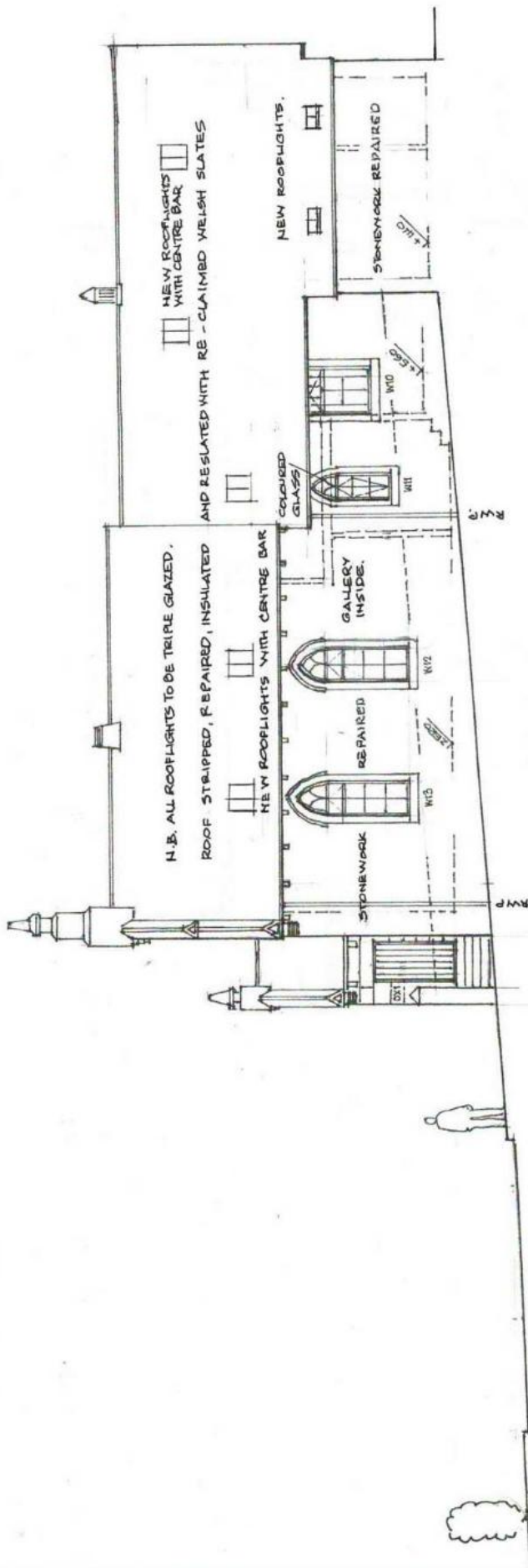
SEALANT

CLEARANCE FOR OPENING

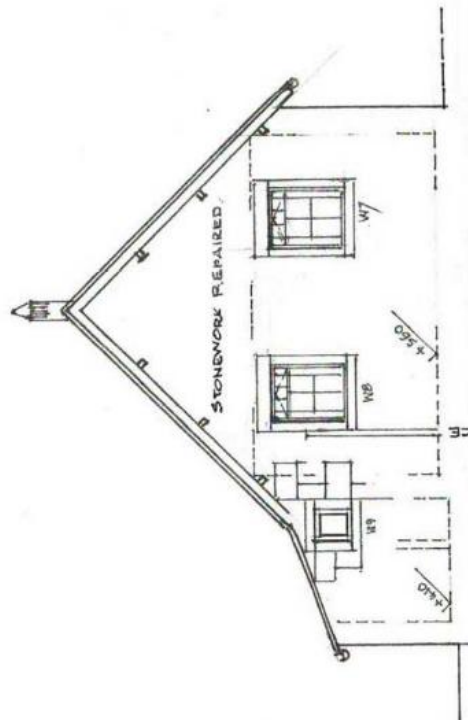
RED SANDSTONE

NEW TIMBER DOOR WITH GLAZED PANEL.

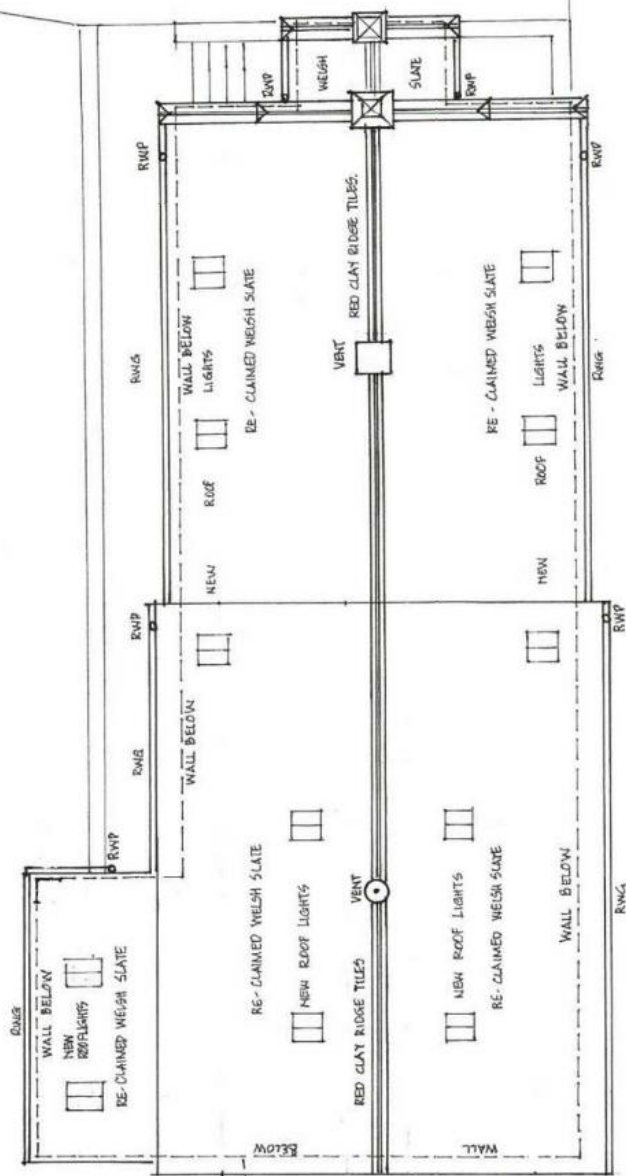
BAUSTRAIDING RESTORED.



SOUTH WEST



SOUTH EAST



27
May
2021

PROPOSED: PLAN: ROOFS

SCALE 1:100 app.

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