

Cumberland Council

Delegated Planning Application

Reference No: FUL/2025/0033
Valid Date: 31 March 2025
Location: Former Chapel, Furnace Lane, Maryport CA15 6DQ
Applicant: Paul McGee
Proposed: Proposed conversion of former chapel
Recommendation: Granted with Conditions

Site Description

The application sites lies within Maryport Conservation Area but outside of the defined town centre limit. The land levels are changeable throughout the site with the frontage of the building that faces onto Furnace Lane single storey. The land than falls away to provide a three storey building to the rear. Existing steps to the east of the building provide access to the rear of the site.

The land to the rear is currently overgrown, with the town centre to the east and a car park to the west.

Site History

N/A

Proposal

The application seeks permission to convert a redundant former Chapel into a single dwelling, with a small amenity area to the rear.

Consultation Responses

Maryport Town Council

No reply to date.

Environmental Health

The application is for residential accommodation, and no desk top study has been submitted. Therefore conditions are recommended.

Due to close proximity of residential dwellings I would recommend a Construction and Demolition Method Statement be submitted to ensure noise and emissions are controlled through the construction and demolition period.

Butterfly Conservation Area

No reply to date.

County Archaeologist

02.04.25

The building proposed for conversion is a former Baptist Chapel that has been open for worship in the town from at least the mid-19th century. The chapel is considered to be of local architectural and historical interest and, although any sympathetic scheme that secures its long-term use is to be supported, it is inevitable that the proposed conversion will have an impact on its character and historic fabric.

I therefore recommend that, in the event planning consent is granted, an archaeological building recording programme be undertaken in advance of conversion work. This recording should be in accordance with a Level 2 Survey as described by Historic England in Understanding Historic Buildings A Guide to Good Recording Practice, 2016. I advise that this work be secured by attaching a condition to any planning consent.

18.09.25

I consider the submitted building recording report provides an adequate record of the former chapel and fulfils the requirements of the condition I previously requested in a letter to you dated 2nd April. I therefore no longer consider the previously requested condition is necessary.

The application has been advertised by site notice, in the local press and neighbour letter. No third party representations have been received to date.

Duties

Does the site affect the setting of a listed building?

No

Is the site within a designated conservation area?

Yes

Section 72(1) of the Listed Buildings Act 1990 states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Is the development likely to have a significant effect upon a Natura 2000 designation?

No

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- The development is neither within Schedule 1 nor 2 and, as such, is not EIA development

Development Plan Policies

Allerdale Local Plan Part 1 (2014)

Policy S1 – Presumption in favour of sustainable development

Policy S2 – Sustainable development principles

Policy S3 – Spatial Strategy and Growth

Policy S4 – Design principles

Policy S5 – Development principles

Policy S26 Community and Rural Services

Policy S27 - Heritage Assets

Policy S29 - Flood Risk and Surface Water Drainage

Policy S30 Reuse of Land

Policy S32 - Safeguarding Amenity

Policy DM14 - Standards of Good Design

Policy DM15 - Extensions and Alterations to Existing Buildings and Properties

Allerdale Local Plan Part 2 (2020)

Policy SA2 - Settlement Boundaries

Other Material Considerations

National Planning Policy Framework (NPPF) (2024)

Weighting

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

Assessment

Principle

The property is sited on a residential street lying within the settlement limit of Maryport and dwellings are supported by Policy S3 of the Local Plan in this location. The proposal will see the reuse of an existing property in a sustainable location close to the amenities of the town.

Design / Structural Issues

The building proposed for conversion is a former Baptist Chapel that has been open for worship in the town from at least the mid-19th century. The chapel is considered to be of local architectural and historical interest and, although any sympathetic scheme that secures its long-term use is to be supported, the characteristics of the building should be retained where possible.

The scheme has been amended to retain the existing timber door to the front elevation elevations and stone surrounds and wall plaque. The proportions and size of the window to the front elevation will also be retained although the timber windows will be replaced with VELFAC composite windows that have been accepted on other properties within the Maryport Conservation Area.

The conversion scheme includes the demolition of a single storey structure to the rear which officers do not object to as it does not add to the character of the property. The external alterations proposed have been designed sympathetically to retain and enhance the character of the building and the wider conservation area.

Given the siting of the property within the Conservation Areas it is considered appropriate to remove Permitted development rights to prevent further windows and doors be installed and extensions given the limited amenity area and proximity to other properties. No detail of the boundary treatments have been provided at this stage and therefore a condition will be attached requesting details be provided. The front elevation is enclosed by a wall fronting onto Furnace Road. This is considered to add to the character of the building and the wider Conservation Order and it is considered appropriate to attach a condition securing this wall is not altered or removed.

A structural survey has been undertaken that details the property is not suffering any structural movement issues and the trees adjacent to the property, which are over 20 years old, have not affected the property to date and as they are almost mature they are unlikely to in the future.

The proposal will not impact on any of the existing trees.

Community Asset

Policy S26 seeks to protect community facilities which provide for people day to day, social and culture needs. The design and access statement details that the Chapel has remained closed for over three decades. Officers therefore consider the building no longer serves a functional role in the community and no objections are raised to its conversion.

Biodiversity Net Gain

The proposal will see the conversion of an existing dwelling with a small amenity area to the rear. Part of this amenity is already a hard sealed surface with the remainder of the

area less than 25 sqm and therefore would be classed as de-minis and is not require to provide a 10% Biodiversity Net Gain.

Other Issues

Environmental Health officers have recommended conditions be attached requiring a Desk Top Study to be undertaken due to the site being for residential development. However, the records do not show contamination on or immediately near the development. The building is also existing with minimal ground work Therefore officers consider a full desk top study is not required but will attach a condition in case contamination is found on site once works start.

Given the scheme is for a single dwelling it is not considered necessary to attach a condition requiring a Demolition and Construction Method Statement.

Balance and Conclusions

The proposal will create a new dwelling within the settlement of Maryport and is considered acceptable and in line with local and national policy.

Conditions / Reasons for Refusal

1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

2

The development hereby permitted shall be carried out solely in accordance with the following plans:

PM-FR-001 Rev A Proposed Site & Block Plan received 18 June 2025

PM-FR-007 Rev B Proposed North Elevation received 18 June 2025

PM-FR-008 Rev B Proposed South Elevation

PM-FR-009 Rev B Proposed East Elevation received 18 June 2025

PM-FR-010 Rev C Proposed West Elevation received 23 September 2025

PM-FR-012 Rev B Proposed Elevations received 23 September 2025

Appendix A Windows received 15 September 2025

VELFAC window Brochure received 15 September 2025

Velux Factsheet received 6 June 2025

Structural Inspection Letter received 15 August 2025

WDS/05/9240/REP01 Visual Structural Inspection report received 19 May 2025

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development falling within Class(es) A and D of Part 1 of Schedule 2 of the said Order shall be carried out or no further windows/doors, including dormer windows, or other openings other than those shown on the approved plans, shall be inserted or replaced without the prior written permission of the Local Planning Authority upon an application submitted to it.

Reason: The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and safeguard the amenities of adjacent properties, in accordance with the National Planning Policy Framework and Policies S4 and S27 of the Allerdale Local Plan (part 1), Adopted July 2014.

4

The existing stone wall on the western boundary facing onto Furnace Road shall be retained and shall not be altered or removed without prior written consent of the Local Planning Authority.

Reason: In order to protect the character of the building and the wider Conservation Area in compliance with the National Planning Policy Framework and Policy S4 and S27 of the Allerdale Local Plan (Part 1), Adopted July 2014

5

Details of the siting, height and type of all means of enclosure/screen walls/fences/other means of enclosure shall be submitted to and approved by the Local Planning Authority prior to the occupation of the dwelling. Any such walls/fences etc shall be constructed prior to the approved building being occupied. All means of enclosure so constructed shall be retained and no part thereof shall be removed without the prior consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of development which is compatible with the character of the surrounding area and safeguard the amenity of neighbouring properties.

6

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use. All works shall be undertaken in accordance with current UK guidance, particularly CLR11.

Reason: To minimise any risk arising from any possible contamination from the development to the local environment in compliance with the National Planning Policy Framework and Policy S30 of the Allerdale Local Plan (Part 1), Adopted July 2014.

Pro-active Statement / Notes to Applicant

Informative De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition') that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemption: De Minimis.

Statement

Application Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. In this context, having identified matters of concern with the application as originally submitted and, if applicable, following negotiations with the applicant, acceptable amendments and solutions to the proposal have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.