

## **DEVELOPMENT DIVISION**

### **PLANNING COMMITTEE**

**21<sup>st</sup> May 2013**

### **PLANNING APPLICATIONS FOR DECISION**

#### **Book 1**

Ladies and Gentlemen,

The plans in this report have been submitted for approval under the Town and Country Planning Acts.

All County Council Matters are “Delegated” to the Committee for comment and cannot be moved “Non-Delegated” (Minute No. 244, 20<sup>th</sup> July, 1992).

All other applications in this report are also “Delegated” but can be moved “Non-Delegated” by a Member of the Committee under the terms adopted for the Scheme of Delegation approved by Council, 16<sup>th</sup> May, 1994. Any such motion needs to be accepted by a majority of Members of the Committee present (Council, 8<sup>th</sup> August, 1995). All applications left as delegated will be decided by the Committee and will not be subject to confirmation by Council.

The application plan numbers also refer to files for the purposes of background papers.

*Jason Hipkiss*

**Planning Manager**

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<b>PLAN NUMBER:</b>	<b>APPLICANT:</b>	<b>AGENT:</b>
2013/0105 & 0106	Mr D Reynolds	Datum Design Company
<b>WARD/PARISH:</b>	<b>CASE OFFICER:</b>	<b>DATE RECEIVED:</b>
Dalton South Dalton and Newton Parish Council	Charles Wilton 01229 876553	07/02/2013
		<b>STATUTORY DATE:</b>
29/04/2013		
<b>LOCATION:</b>		
North Lodge, Abbey Road, Dalton-in-Furness		
<b>PROPOSAL:</b>		
<p>Demolition of garage and conservatory, erection of a garden room extension to north west side elevation, and a rear extension accommodating two bedrooms and a bathroom, erection of a sandstone perimeter wall to front boundary incorporating main entrance gate, and creation of double access gate in sandstone wall.</p> <p>Listed building consent for the demolition of garage and conservatory, erection of a garden room extension to north west side elevation, and a rear extension accommodating two bedrooms and a bathroom, enclosure of arch with a glazed frame, new access gate in sand stone wall, replacement of windows, roof tiles and staircase on a like for like basis.</p>		
<b>SAVED POLICIES OF THE LOCAL PLAN:</b>		

### POLICY D1

The Borough's countryside will be safeguarded for its own sake and non-renewable and natural resources afforded protection. Development will be permitted in the countryside only where there is a demonstrable need that cannot be met elsewhere. Where necessary development is permitted any adverse effect on the rural character of the surroundings should be minimised subject to the development's operational requirements.

### POLICY D18

Alterations and additions to a Listed Building or those properties affected by the Article Four Direction will not be permitted if they adversely affect its character and setting or its architectural or historic features.

### POLICY D30

Development proposals which may cause significant damage or destruction to a tree or woodland protected by a Tree Preservation Order, or within a Conservation Area, will only be permitted where;

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- a) No alternative site is available; or
- b) There is an overriding need for the proposal which outweighs the need to preserve the tree or woodland; or
- c) Mitigating measures are available to minimise damage and secure worthwhile replacement planting.

### REPRESENTATIONS:

#### Development advertised on site and in the local press

The Occupier, Greenhills Farm, Greystone Lane, Dalton in Furness informed.

#### Supporting Statement dated 25.3.13

We confirm that, in your absence, we had a site meeting with Jason Hipkiss, Planning Manager, to discuss in detail the observations made in your e-mail of 19<sup>th</sup> March, 2013.

Following the same notation as your e-mail, we comment as follows:

1. and 2. A plan showing the root protection areas of trees closest to the proposed extensions has been prepared together with their respective root protection areas calculated in accordance with B.S.5837:2012.

The general relationship of the trees is no different in terms of amenity as already pre-exists with the existing conservatory and dining room to the north and the existing garage block which will be replaced by new bedrooms to the south.

At our site meeting, the applicants confirmed that, in the interest of privacy and amenity, they wish to retain the trees. If in the future there is a requirement to carry out any work to the trees which, due to their age will be inevitable, the correct procedure controlled by the Tree Preservation Order, which presently protects the trees, will be followed.

3. The property's frontage was inspected and the following agreed. It is accepted that North Lodge was a carriage entrance to Abbots Wood. Abbots Wood has long been demolished following years of neglect. All public rights of way have been extinguished and there is no likelihood that a carriage way will be re-introduced.

Sandstone walls are a feature of all of the former Abbots Wood property and also frame the boundaries of the agricultural land on each side of the Abbey.

The erection of a 900mm sandstone wall is seen as a sympathetic replacement to the existing post and rail fence.

The applicants have confirmed they have acquired Victorian cast iron gates which will be substituted for the timber gates originally proposed. These will be hung on sandstone gate pillars similar in style and proportion to the lodges associated with Abbots Wood.

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4. A Specialist Report was commissioned from 'Northern Lights' and filed with the application. No mention is made to this report. The conclusion is the present windows are beyond repair and inspection confirms this. What is more, the windows cannot be removed in their leaded frames without total destruction.

The intention is to remove the glass and fix this into identical detailed leaded frames by the specialist company, Northern Lights.

The gatehouse element will retain its fenestration pattern exactly the same as when constructed.

In compliance with the energy conservation of the Building Regulations, the new build elements will be double glazed.

After the withdrawal of the original applications, the whole scheme was re-evaluated and there was detailed discussion and consultation with the Ancient Monuments Society who had objected to the original scheme. Prior to resubmission the Ancient Monument Society confirmed their support for the revised proposals.

We understand that both English Heritage and the Ancient Monuments Society have both been re-consulted and both have confirmed their support. English Heritage have suggested minor modification which can be taken on board.

However, the suggestion to introduce a parapet detail to the sun room is, we feel, not a good one due to the amount of leaf fall and as the Local Authority is eager to retain all the trees that are within the curtilage of the property, it is preferred to retain a common roof design for all of the new build elements”.

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### **CONSULTATIONS:**

#### Dalton with Newton Town Council

“The Town Council have no objections in principal but would suggest the Planning Committee conduct a site visit to assess the suitability of the development on this historic grade II Listed Building.”

#### Cumbria Highways

“As this proposal will not obstruct the visibility out of Long Lane, I can confirm that the Highway Authority does not object to it.”

#### Historic Environment Officer (County)

The proposed alterations will demolish an existing garage and conservatory which are detrimental to the character of the listed building and replace them with extensions which are broadly sympathetic. However, I do have concerns regarding the proposed enclosure of arch with a glazed frame. The archway opening is an important contributor to the significance of the listed building in terms of its character and appearance, and is a prominent visual reminder of the building’s former function as a lodge to Abbotswood. To my mind, the enclosing of this space will domesticate the gateway and have an adverse impact on the significance of the listed building.

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### English Heritage

English Heritage has no objection in principle to the glazing in of the archway, or to the demolition of the existing garage and conservatory and their replacement with sympathetically designed extensions which match those of the existing building. We consider, however, that the roof of the proposed garden room appears a little over scale, and that it would be better if this were to be partly screened by a parapet, as is the case on the other side of the archway. We would also suggest that the proposed glazed link between the garden room and the main lodge building should be replaced with stone, the glazed link being more appropriate were the new building in a style or materials which contrasted with the existing. Provision of light to the link could appropriately be achieved by the use of an 'arrow-slit' window as seen on the other side of the archway.

Please do not hesitate to contact us if you require further information or advice. Otherwise, we recommend that the application be determined in accordance with national and local policy guidance, and in line with your expert conservation advice.”

### Victorian Society – dated 10.4.13

“Thank you for consulting the Victorian Society on this application. The scheme was discussed at the last meeting of our Northern Buildings Committee and I write now to register the Society’s objection.

North Lodge was the gatehouse and is all that now remains of Abbotswood, a fine country residence and the home of the first mayor of Barrow, James Ramsden. The surviving gatehouse is a solid and imposing red sandstone structure, which, whilst a mere fragment of a once-extensive complex of buildings, retains a strong presence of its own and contributes positively to the area.

The Society has no objection in principle to the extension of North Lodge, but the Committee was concerned at the manner in which it is proposed to accomplish this. The standard and quality of design is not acceptable in the context of an important historic building. Its features, for example, the design of the windows to the garden room and its stepped entrance, are more reminiscent of a suburban residential development than an informed scheme sympathetic to the specific qualities and character of an historic site. The architectural character of the original building is based on a language of gables and parapets, but the proposed extensions eschew these forms, adopting instead hipped roof extensions wholly out of place in this context.

We also object to the replacement of the original steel, leaded windows. Rather than their wholesale replacement, we recommend that they are retained, with secondary glazing installed internally, thus preserving the character and appearance of the fenestration whilst improving the property’s thermal efficiency.

The application would harm the character and significance of a listed building and we therefore urge the Council to **refuse** consent. I would be grateful if you could inform me of your decision in due course”.

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Victorian Society – dated 26.4.13

“Having had another look at the drawings your architect kindly sent us, I can confirm that we do indeed prefer the latest iteration of the design, with gabled ends to the extensions.

Our final recommendation would be, as I mentioned over the phone, that the arched members in the proposed garden room windows are omitted from the design. It is clear that the intention is to mimic the arches in the historic windows, but on balance it is not a successful outcome. It is pleasing that as much as possible of the historic windows will be retained. With these amendments, we would be content to withdraw our objections to the scheme”.

Ancient Monuments Society

“I had detailed discussions with the applicant's architect to arrive at a revised scheme which the AMS felt was less harmful than that originally submitted”.

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### **OFFICERS REPORT:**

A committee site visit has been arranged for this application.

The report deals with two applications, one for listed building consent and the other for planning permission. The application site is a grade II listed gatehouse which once served Ramsden's Abbotswood House though the main house is long gone.

Proposed is the erection of two large extensions to the rear of the gatehouse on either side of the arch. As a consequence the proposal involves glazing the arch to provide a link between the two sets of accommodation. This has not been required before as all the accommodation is on one side of the arch.

The extension proposed to the south side measures 12.5m x 5.5m and would provide two bedrooms and a bathroom. It would join the main building immediately to the south of the arch where an enclosed yard area would be converted to a study. A large garage of somewhat makeshift appearance and construction would be demolished to permit the extension.

On the north side of the arch a rather unsympathetic conservatory would be demolished and replaced with a larger garden room extension (9.5m x 5m) complete with utility and shower room.

The application site is particularly sensitive. Not only is the gatehouse listed but it is of modest proportions. Designed in the gothic revival style within a parkland landscape it is a product of the picturesque movement which sought to achieve an attractive composition within the landscape. Contributing to the building's setting are many large trees and which also form important features in their own right and contribute to the amenities of the wider area.

The current proposal is a resubmission of an earlier scheme submitted last year under references 2012/0515 and 2012/0516. These applications were withdrawn following objections from the national amenity bodies who are statutory consultees on such applications. While the proposals have been scaled back they remain large at

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approximately 120m<sup>2</sup> of floor space compared to the existing (approximately 70m<sup>2</sup>). I comment below on the various issues:

### Relationship to trees

There are many large trees within the vicinity of the gatehouse which contribute to the setting of the listed building, the wider countryside, and form an important feature in their own right. The trees are subject of a Tree Preservation Order.

Local Authorities have a statutory duty to consider the protection of trees when considering planning applications (Section 197). As a consequence the potential effect of development on trees is a material consideration to be taken into account when arriving at a decision.

The application was submitted without an arboricultural report contrary to the requirement of BS5837:2012 Trees in relation to design, demolition and construction. On the 19<sup>th</sup> March I advised the applicant as follows:

*1) There are a number of large trees situated in close proximity to both extensions. In terms of the garden room, the trees are located towards the site's northern boundary with Abbey Road. This raises the issue as to whether a satisfactory relationship would exist between the extended house and the trees. Based on my inspection I expect not. The proximity is such that the trees would I feel impact adversely on the amenities of the property leading to pressure for their removal. Additionally as the recommendations of BS 5837:2012 have not been followed it is unclear whether the development would adversely impact on the roots of the trees. You have the option of commissioning an assessment in accordance with the BS and which would include the calculation of root protection areas and an assessment of the trees themselves however as commented above I have reservations about the general relationship.*

*2) The above equally applies with respect to the bedroom extension and trees situated towards the southeast boundary.*

Following the email and further discussion the applicant commissioned an arboricultural report (RTM Surveys 26/04/13). An earlier submission (25/3/13) showed tree positions and the extensions located outside root protection areas however this was prepared without recourse to appropriate expertise.

The report has confirmed that the proposed garden room extension would extend into the root protection areas of trees, and concluded that recent excavations have resulted in significant harm to trees in the vicinity of the proposed bedroom extension.

With respect to the unauthorised work this has taken the form of excavations to create an access track to the rear of the building. It runs along the south side of the gatehouse and garage between them and a row of large trees. The bedroom extension would also extend into the excavated area as it would extend closer to the trees than the garage. The report describes the situation as follows:

“Recent excavation work means that no root protection area overlap exists between trees and the proposed extension. However the excavation works have impacted on the root protection area of seven trees, T11 to T15, and T17 and T18. The immediate issue with these trees is stability.

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T13, T14 and T17 have been affected the least, and in addition, their crowns are weighted such that should they fail, the probability is that they would do so away from the property. As such, no immediate arboricultural work is recommended for these trees but it is recommended that they are monitored annually and after any extreme weather with respect to their structural integrity.

T11, T12, T15 and T28 have been affected the greatest. It is recommended that these trees are crown reduced by one third, at the earliest opportunity, to reduce the sail area of their crowns. In addition it is recommended that they are monitored annually and after any extreme weather with respect to their structural integrity.

Note – Local Authority permission must be sought before undertaking any works on protected trees”.

Unfortunately, as explained above, the unauthorised excavation has impacted upon the stability of seven large trees on south east side of the gatehouse. No work is proposed to three of the trees though the report recommends that these are monitored annually and after extreme weather with respect to their structural integrity (para.4.5).

The situation with the four nearest trees is more serious. The report recommends that these trees should be reduced by a third ‘at the earliest opportunity’. As noted in the report an application for such work would be needed (under the terms of the Preservation Order) though none have been submitted to date. This work would not normally be supported and as recognised in the report would significantly reduce the amenity value of important trees.

It may be that the Council will need to consider approving works which it might not wish to in order to reduce the risk of the trees blowing over. However the Council are in effect being asked to grant planning permission for a bedroom extension within falling distance of trees which are now acknowledged to have had their stability compromised. While the trees are within falling distance of the existing garage this does not raise the same degree of conflict as a bedroom extension either in terms of risk to people or property. The provision of habitable accommodation so close to the trees would, I feel, generate reasonable concern from occupiers of the extension which could lead to pressure to fell and which would be difficult to resist. This would harm the setting of the listed building and the public amenities of the area. It is an offence under the Act to wilfully damage a tree. A prosecution can be brought by the Council in such cases. However I suggest it would be difficult for the Council to show wilful intent. I therefore propose that no prosecution is brought. Enforcement action would however be appropriate in order to reinstate the excavated area and allow tree roots to re-grow though cutting back of the roots is likely to result in some die back of the crowns regardless of any tree reduction work.

In relation to the northern extension this is shown to extend into the root protection areas of other important trees. In order to mitigate the risk of damage to tree roots the report recommends as follows:

“The assumed existing root protection area of T2 overlaps with the proposed northwest extension footprint by about six percent. T2 is a mature tree and mature trees are less tolerant to root damage than younger specimens. Damage to the root protection area of T2 should therefore be avoided.

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One option to move forward with the existing design is to hand dig an investigation trench, of approximately 600mm depth, where the new foundations are to be installed. Any roots within the trench with a diameter of less than 25mm diameter can be cut back cleanly with a sharp blade, however roots greater than this diameter will need to be protected, and a decision as to whether they can be severed or not will need to be made by an arboriculturist. A possible outcome of the investigation could be that all roots can be severed and normal foundations could be installed. However the outcome could be that roots may need to be retained, in which case an alternative engineering solution will be required.

The second option is to opt directly for a 'no dig' and 'no compaction' engineering solution to the foundations (such as a pile and beam system) with the overlap area. Any such solution will need to be physically implemented without any construction machinery encroaching within the root protection area of any trees on site.

The assumed root protection areas of T4 and T5 also overlap with the proposed northwest development, however any solution associated with T2 will automatically protect T4 and T5 and so no further considerations are required for these two trees. The root protection area of T8 is close to the extension however it does not overlap and is therefore not an issue".

The report puts forward two options the second involves use of a specialist construction techniques using a 'no dig' system with the first being that exploratory trenches are dug and the final decision on root severance left to the arborical consultant.

The effect on the seven trees on the other side of the gate shows how easily significant harm can be caused to trees.No doubt in recognition of this BS5837 states:

*"The default position should be that structures are located outside the RPAs of trees to be retained. However where there is an overriding justification for construction within the RPA technical solutions might be available that prevent damage to the trees".*

The same principles are held within saved policy D30.In this instance there is no overriding justification for construction within the RPA.

The current situation has come about because the decision pre-dates the arborical assessment. Furthermore extending the house significantly closer towards the trees would I feel result in amenity issues for future occupiers which in themselves could generate reasonable grounds for future tree reductions/felling.

### Listed Building Matters

As commented above the original version of the scheme submitted last year was subject of objections from the statutory consultees. The applicants have worked with these bodies to produce a scheme which has gone a long way to addressing listed building concerns.

The following statutory duties should be noted with respect to listed buildings.

*"In considering whether to grant listed building consent for any works the Local Planning Authority or the Secretary of State have special regards to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses [Section 16(2) of the Act]"*.

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*In considering whether to grant planning permission for development which effects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66 of the Act).*

The above statutory duties are developed further by the NPPF and the practice guide to the former PPS 5. The above essentially require the significance of the heritage asset to be assessed in order to fully understand the level of harm (if any) which would occur.

From an assessment of the building and the proposed extensions (and which now appear subordinate to the gatehouse) and from the responses from the heritage bodies including English Heritage, it appears reasonable to conclude that the extensions respect the character and importance of the listed building. While there is reference to the inappropriate detailing of windows (to garden room) this could be addressed by condition.

There are however specific areas worthy of further consideration.

### Glazing of Arch

The heritage bodies with the exception of the historic environment officer largely accept the principle of this (AMS prefer no door within the glazing). The historic environment officer however concludes that it would “domesticate the gateway and have an adverse impact on the significance of the listed building”.

The arch provides depth to the building and it is a particularly important feature of a gatehouse. Glazing of the arch will change its character and this change will be detrimental.

Having said that, it is important that the building is provided with a beneficial use. The level of accommodation is modest and as a consequence there has to be acceptance (in my view) of the building’s enlargement. It may be the only way to achieve an appropriate level of accommodation would be by developing either side of the building, in which case, the only way this could be achieved would be by glazing the arch. In such circumstances the need to provide a long term future for the building could be reasonably considered to outweigh the adverse impact of glazing the arch.

However, the scheme before the Council has not taken proper account of important trees. Given the recommendation to refuse planning permission on this basis, and as a consequence the lack of a scheme, then I feel it is appropriate to refuse listed building consent for the glazing of the arch.

### Leaded Windows

The building retains its leaded lights. These are generally set directly into the masonry as often occurred with gothic buildings. Advice that was contained in PPS 15 commented on the significance of such windows as follows:

As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced “like for like”(C.40).

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Leaded and other metal framed casements in 19<sup>th</sup> century and particularly earlier buildings are an increasing rarity and should be repaired or re-leaded rather than replaced (C.44).

As can be seen above such windows are particularly important, a point noted in the response from the VS. The windows do however contain defects and I expect in some instance, or possibly even in the majority, will need replacing (on as close to a like for like basis as possible). I am however concerned that insufficient detailed assessment has been undertaken on a window by window basis.

In the absence of evidence of such specific assessment I conclude that the proposal will result in unnecessary loss of important historic fabric which will harm the building's special interest.

### New Front Wall and Gate

Proposed is the erection of a 0.9m high stone wall and gate. This would extend a distance of approximately 50m. When first submitted a taller, more ornate wall was proposed but this has been reduced in scale/prominence.

The wall/gate will have an impact upon the building's setting. Gatehouses were generally built without front walls as the gatehouse itself was the gate (to the main house). As a consequence there is a conflict of form and purpose to provide a wall and gate in front of the gatehouse (i.e. its open setting and its purpose as a gatehouse).

Returning to arborical issues the report recognises that the wall will extend into the root protection area of a large beech tree (T2) (The report mistakenly refers to T12). Special measures are advised for its erection.

The applicants have explained that a front wall/gate is important to them to provide security and as a safety feature for their children. A lower ranch style fence which is in a dilapidated condition is in existence.

I consider that the wall will harm the open setting of the gatehouse and impact on the beech. Also, there are likely to be other options to address safety issues. For example railings would involve less disturbance of the ground and would retain a more open character.

### New Access Gate

This is proposed in the southern side garden wall which separates the front garden from a wooded area behind the wall and which is also owned by the applicant. It appears to be of the form of a vehicular access gate and which would be served via a proposed spur off the existing drive. It leads directly into a root protection area of a tree located the other side of the wall. It is unclear what purpose this will serve which makes it difficult to frame a suitable condition and as such this represents a further reason for refusal.

Having regard to the harm identified above I am satisfied that these important material considerations outweigh the presumption in favour of sustainable development.

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### RECOMMENDATION:

#### A: That planning permission is refused for the following reasons:

1. The garden room extension is shown to extend into the root protection areas of trees subject of a Tree Preservation Order. Approval of the proposal would be contrary to BS5837: 2012 and saved policy D30 as there is no overriding justification for construction within the root protection areas and consequent risk of significant harm to important trees.
2. The bedroom extension is proposed to be located within falling distance of trees whose stability has been harmed by recent unauthorised excavation carried out by the applicant. The Council considers that erecting habitable accommodation in this context would result in pressure to remove important trees to address the risk and which would be difficult to resist. This would be unduly harmful to the character of the area and the setting of the listed gatehouse contrary to the statutory duty and saved policies D1 and D18.
3. The garden room and bedroom extension would have an unsatisfactory relationship with the trees such that there would be an undue impact on the amenities and sense of wellbeing of future occupiers which is likely to result in pressure for the felling of important trees which would be difficult to resist. This would be unduly harmful to the character of the area and the setting of the listed gatehouse contrary to the statutory duty to pay special regard to the desirability of preserving the setting of listed buildings, saved policies D1 and D18.
4. The enclosing of the arch with a glazed frame would result in significant harm to the character of the listed building by domesticating a feature of central importance to its special architectural and historic interest. While such an adverse impact may be capable of being off-set as a consequence of the need to secure a beneficial use of the building in the absence of an approved scheme the adverse impact is considered unacceptable. Approval of the proposal would therefore run contrary to the statutory duty, saved policy D18 and the NPPF.
5. The erection of the front wall and gate would harm the open setting of the gatehouse and result in a confusion of form and purpose. Approval would run contrary to the statutory duty and saved policy D18.
6. The erection of the front wall by extending into the root protection area of a large beech tree subject of a Preservation Order would result in unnecessary risk of significant harm being caused contrary to BS5837:2012 and saved policy D30.
7. The formation of a vehicular type access in the sandstone wall leading to a root protection area is likely to result in significant harm to the tree which is subject of a Preservation Order.

#### B: That Listed Building Consent be REFUSED for the following reasons:

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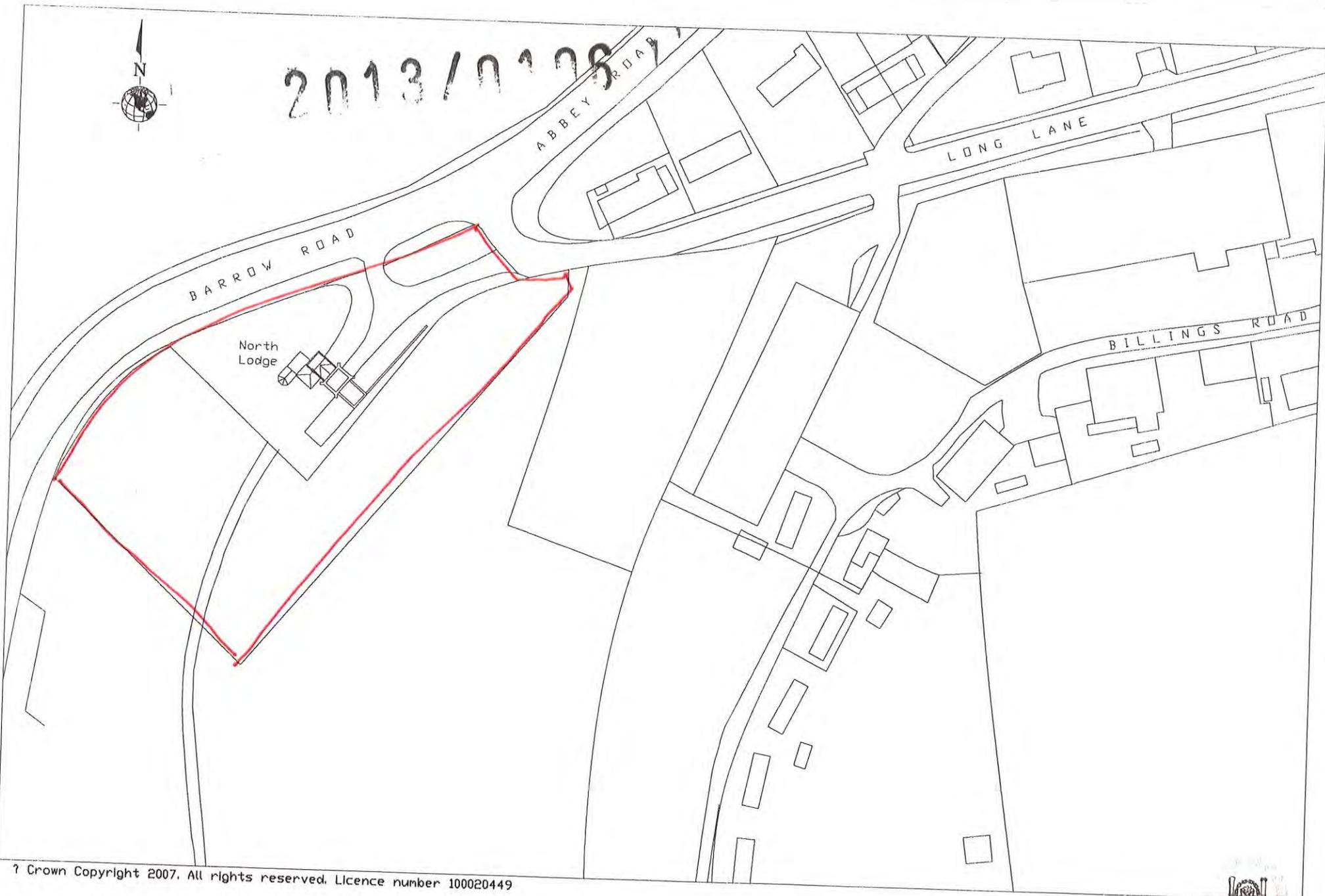
1. The enclosing of the arch with a glazed frame would result in significant harm to the character of the listed building by domesticating a feature of central importance to its special architectural and historic interest. While such an adverse impact may be capable of being off-set as a consequence the need to secure a beneficial use for the building it is considered that in the absence of an approved scheme the impact would be unacceptable. Approval of the proposal would therefore run contrary to the statutory duty, and saved policy D18.
2. The proposal involves the replacement of all of the buildings leaded lights which represent an important component of the buildings special interest. While there are windows which appear beyond repair the Council considers that the whole sale replacement has not been justified. Approval of the proposal would as a consequence be contrary to the statutory duty, saved policy D18.

**C: That the Assistant Director of Regeneration be authorised to take enforcement action or any other legal order deemed necessary to secure the reinstatement of the land subject of the unauthorised excavation.**

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2013/0109



North Lodge

BARROW ROAD

ABBAY ROAD

LONG LANE

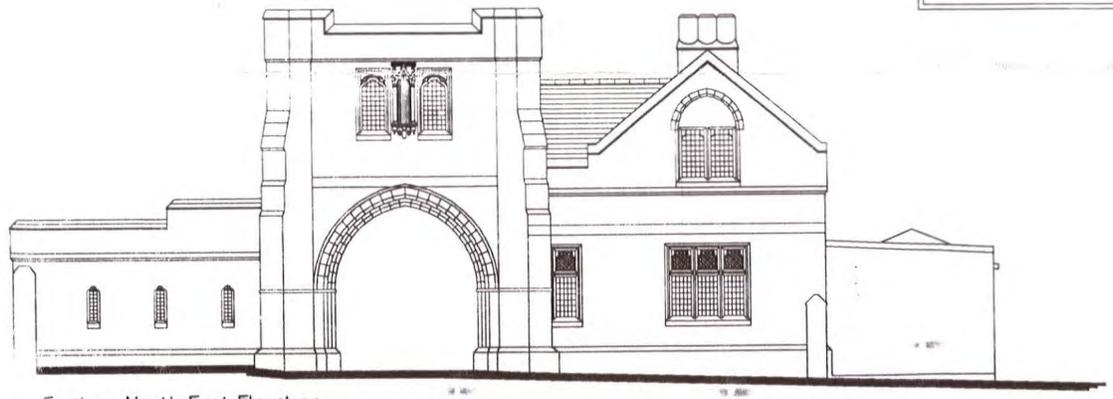
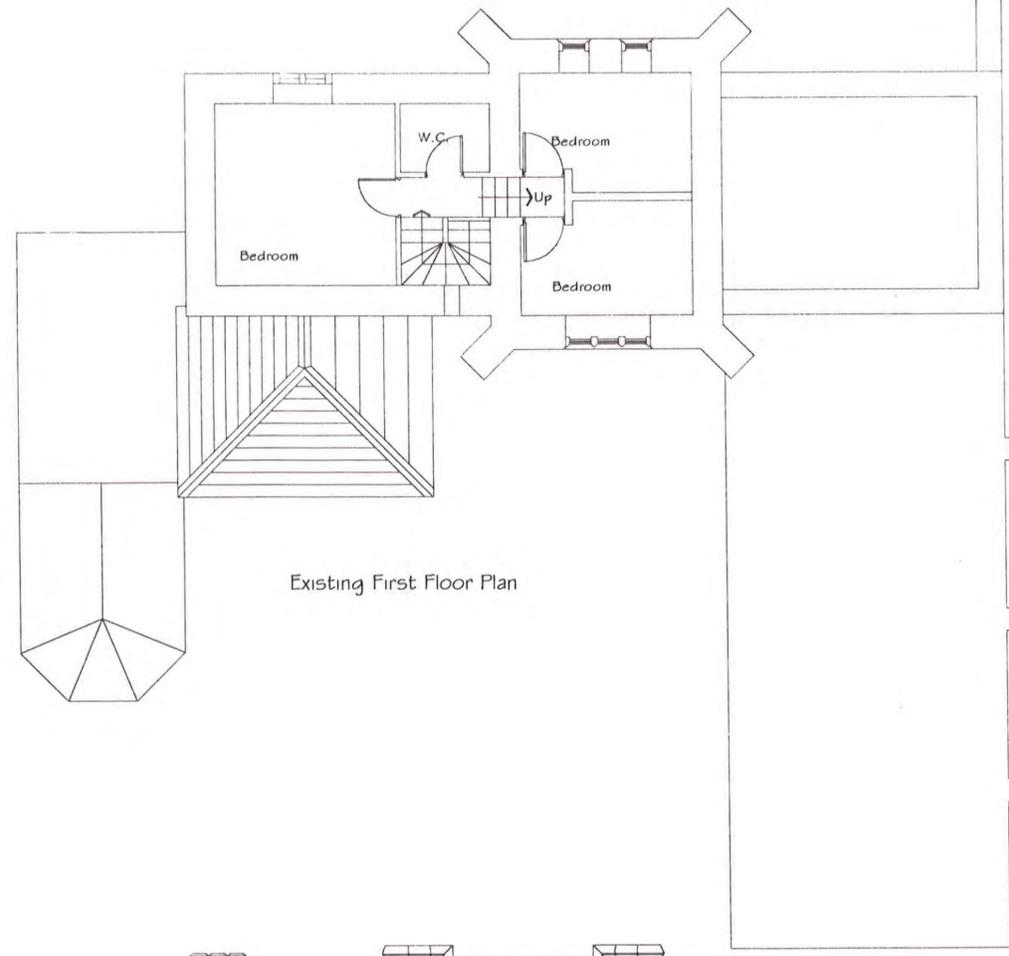
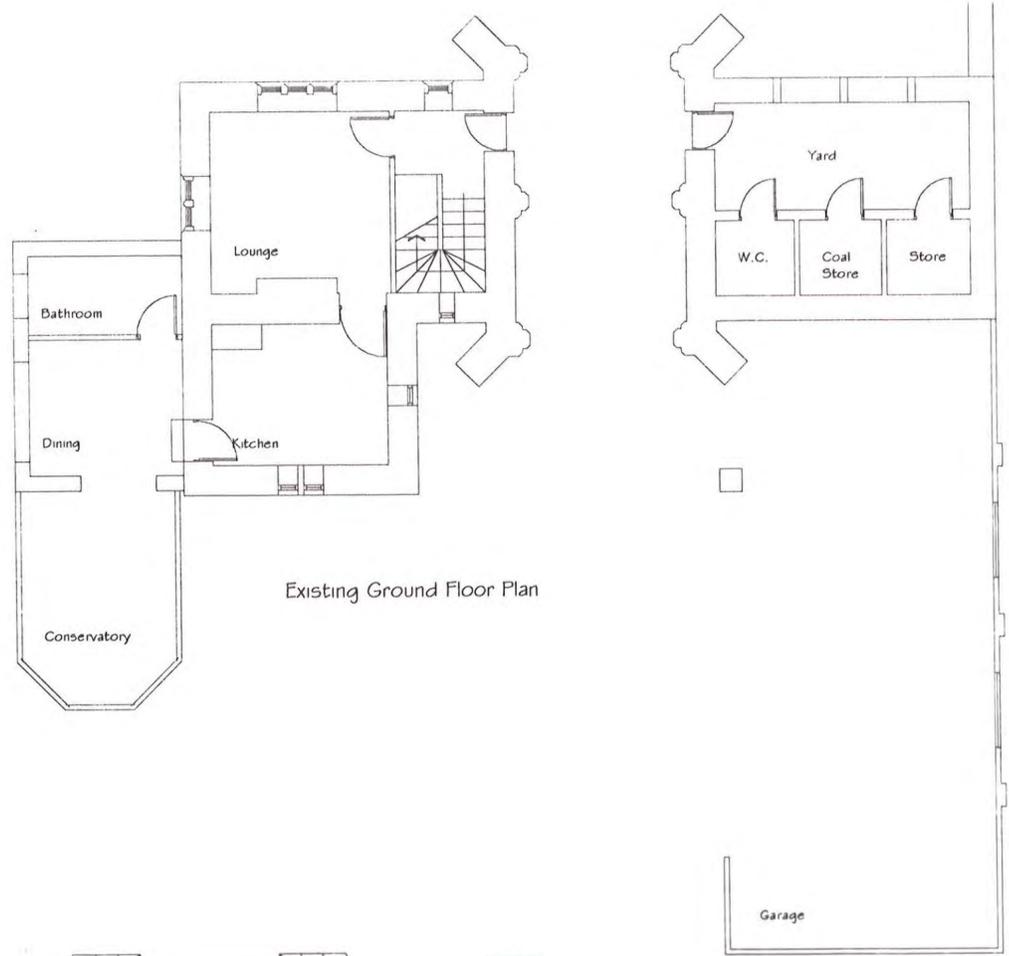
BILLINGS ROAD

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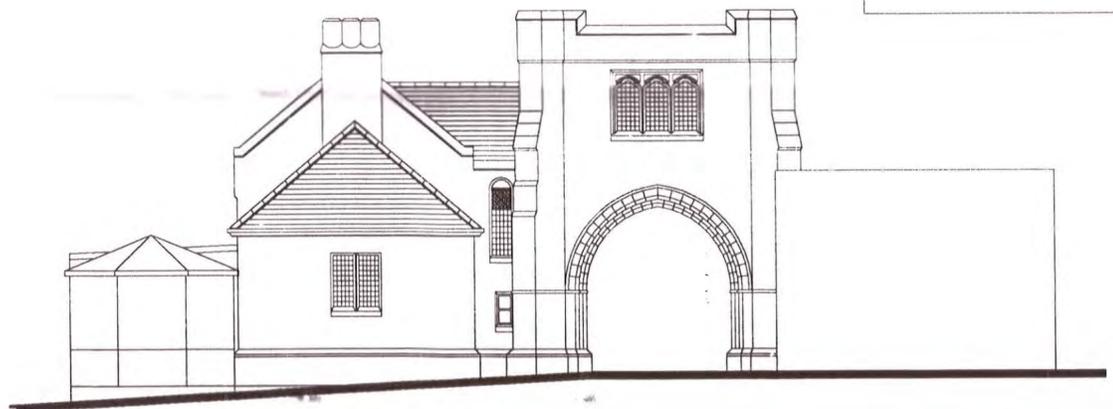
PROPOSED ALTERATIONS AND EXTENSION TO NORTH LODGE,  
MILL BROW, DALTON-IN-FURNESS.

Scale 1:1250  
Date 31/01/13  
Drg No. 634/03

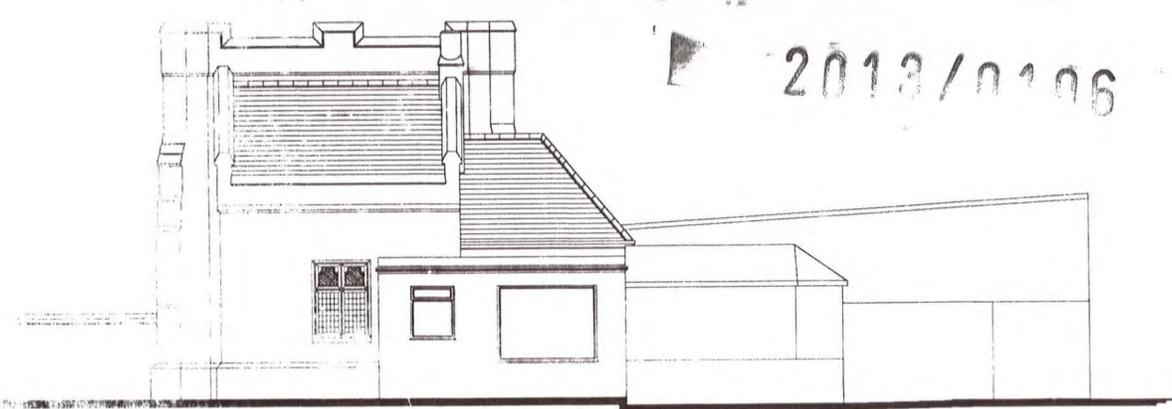




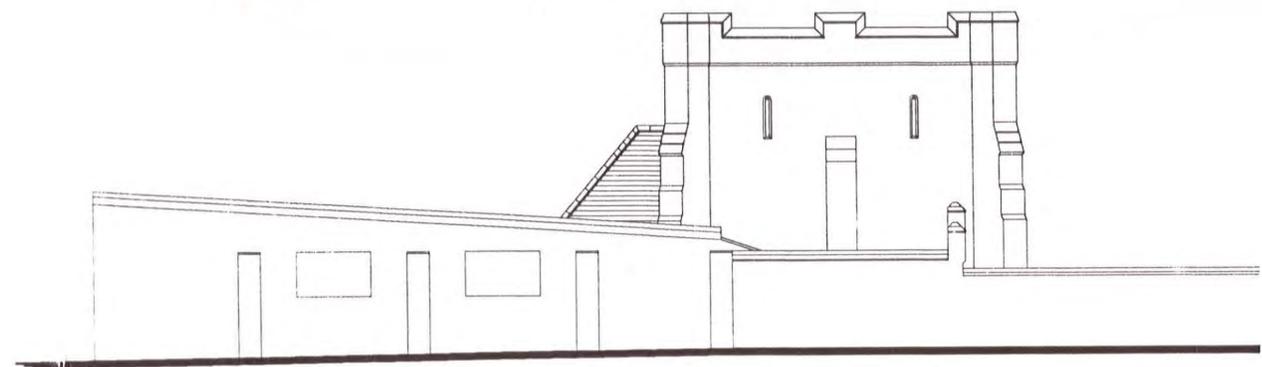
Existing North East Elevation



Existing South West Elevation



Existing South East Elevation



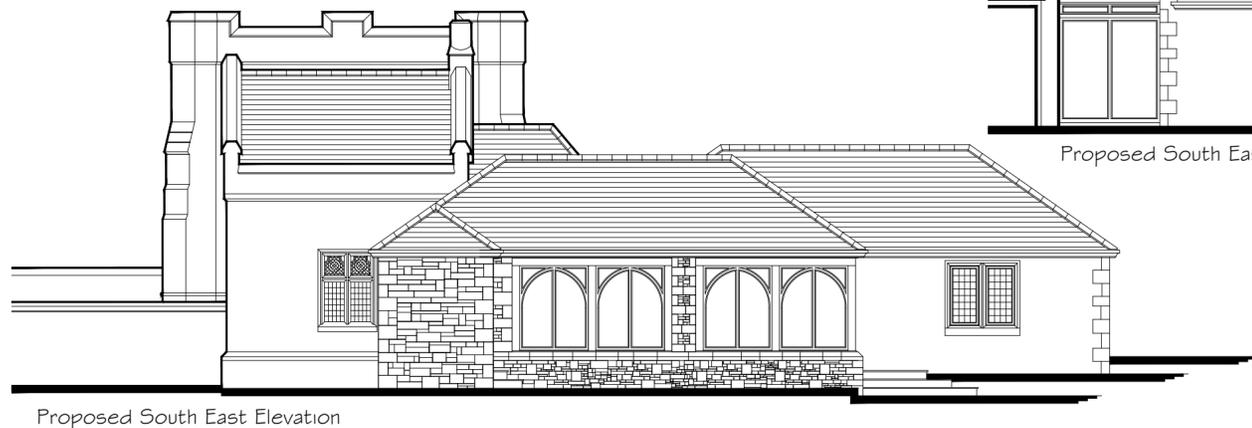
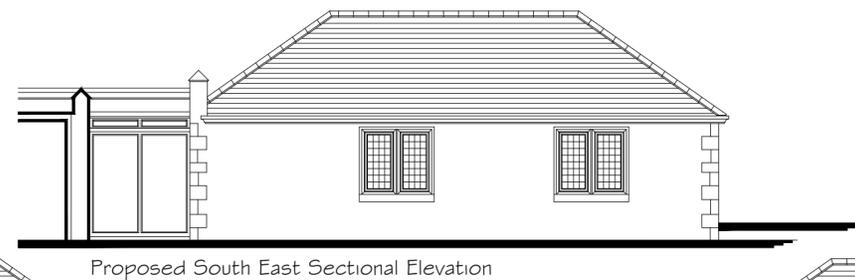
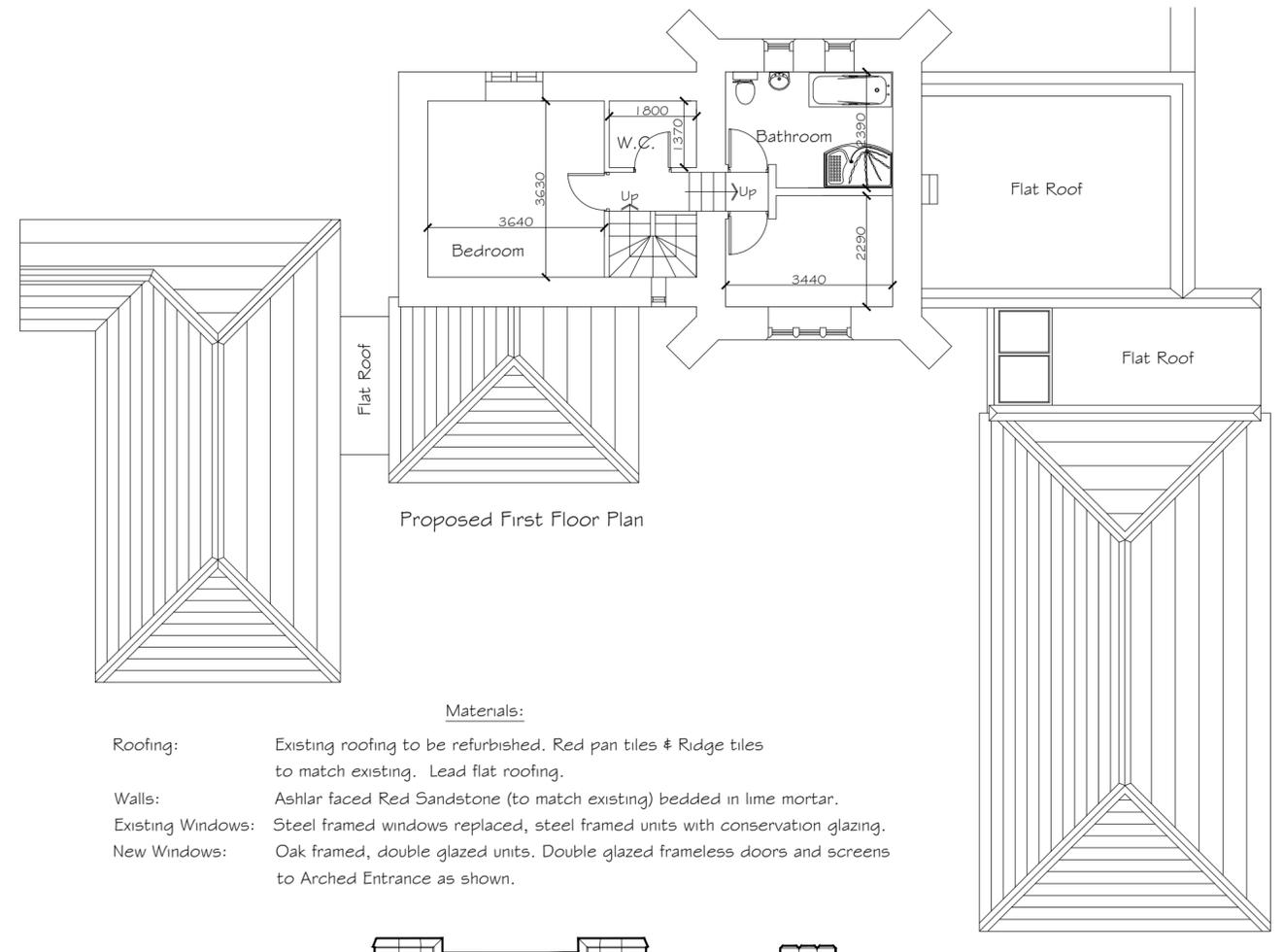
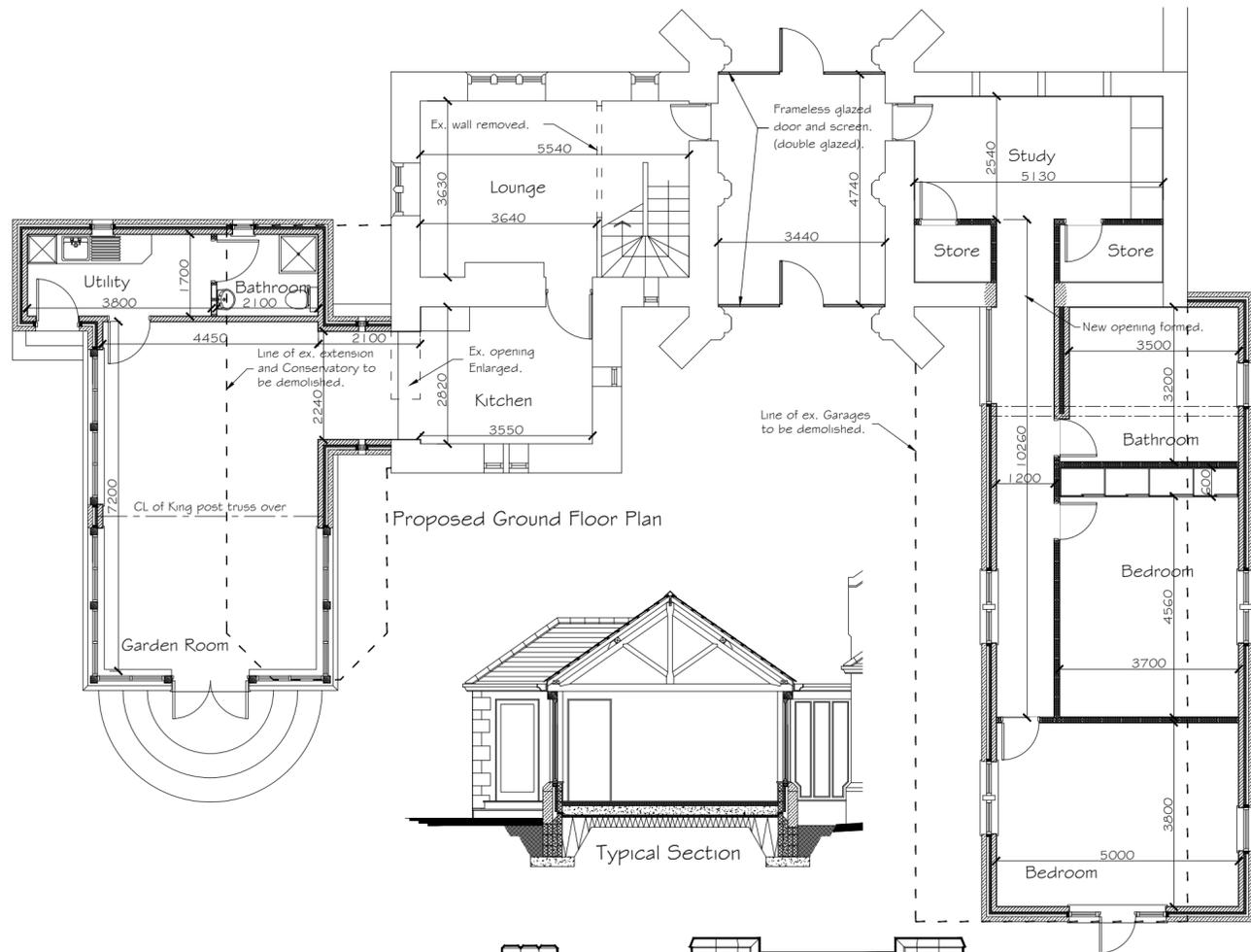
Existing North West Elevation

2013/0106

PROPOSED ALTERATIONS AND EXTENSION TO NORTH LODGE,  
MILL BROW, DALTON-IN-FURNESS.

Scale 1:100  
Date 31/01/13  
Drg No. 634/01





Proposed South East Elevation

PROPOSED ALTERATIONS AND EXTENSION TO NORTH LODGE,  
MILL BROW, DALTON-IN-FURNESS.

