

Ewen Cameron
St Mary's Lodge
CARTMEL
Deninshire Square
Grange-over-Sands
LA11 6PN

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DL

Tel: 01539 733333

www.southlakeland.gov.uk

Our Ref: SL/2017/0613/JCH

Your Ref:

Date: 27 July 2017

Dear Sir

LOCATION: Church Town House, The Square, Cartmel, GRANGE-OVER-SANDS

PROPOSAL: Re-roofing of front slope and re-rendering the front elevation

Thank you for your LISTED BUILDING application. It was received on **17 July 2017**. The application is valid.

We may have changed the description of the proposal. If you do not agree with the description please contact me.

Your application number is **SL/2017/0613** (Please use this whenever you contact us). The Planning Officer dealing with your application is **Chris Harrison**.

If we do not issue a decision within 8 weeks you may lodge an appeal with the [Planning Inspectorate](#)

If this application is to be heard before Planning Committee, we will let you know in writing or by email at least 7 days before the Committee date.

Please see our website for a list of [Planning Committee](#) dates.

PLEASE NOTE THAT YOU SHOULD CHECK WITH THE BUILDING CONTROL SECTION TO CONFIRM WHETHER OR NOT THE WORKS YOU PROPOSE REQUIRE CONSENT UNDER BUILDING REGULATIONS.

If you have provided an email address we will normally contact you by email.

Yours faithfully

Jo Hutchinson
Senior Development Management Technician
Development Management
Email: development.management@southlakeland.gov.uk



**Church Town House Trust
c/o Church Town House
the Square
Cartmel
Grange-over-Sands
Cumbria
LA11 6QB**

14th July 2017

Planning Department
South Lakeland District Council
Lowther Street
Kendal
LA9 4UF

**CHURCH TOWN HOUSE, THE SQUARE, CARTMEL
DESIGN AND ACCESS STATEMENT**

The Building. Church Town House is a Grade 2 Listed three storey building, probably originating from the 17th century. The building is understood to have been used previously as an ale house (the Rose and Crown) and was later known as Shaftesbury House. Early photographs show that the top storey and roof line were lower but, around 1900, the top storey and roof were heightened to accommodate a temperance meeting room. The building appears to have been converted to flats during the 1930s, or earlier, and currently comprises 2 apartments on the ground floor, one on the second, and one on the third (extending into the roof space). The external front and left elevation rubble walls have lime-based dashing with cement banding around the windows and front door. The roof is of local slate, probably dating from the c1900 alterations. The ground floor has Georgian or early Victorian sashed windows, the first floor has new sashed windows (replacing c1960s casement windows) of similar proportions to the ground floor, and the second floor has late Victorian sash windows from the c1900 alteration. Preliminary investigation has shown that the ground and first floor windows have oak lintels which, although weathered on the surface, appear to be structurally sound.

Location. Church Town House is situated in the Square, Cartmel within the Cartmel Conservation Area. It is adjacent to the 13th century National Trust owned Gatehouse, which is a Scheduled Monument. As such it features prominently in the Square and the front and left elevations are within full public view.

Current Use. All 4 apartments currently are owned independently and the shared facilities and maintenance for the building are managed by the informal Church Town House Trust (CHT), comprising the 4 property owners. The ground floor apartments (Flats 1 and 2) are full-time holiday lets, the first floor

(Flat 3) is a second home, and the second/third floor (Flat 4) is a second home with some holiday letting.

Planning Requirement. The dashing on the front and left elevations has probably been in situ for up to 100 years, becoming unsound and requiring replacement. The front elevation of the roof has started to leak and CHT has been advised that the slates should be replaced. Although it is intended that the repairs should be like-for-like, CHT has been advised by the SLDC Conservation Officer that a Planning Application for Listed Consent should be submitted.

Consultation. During the planning for this project CHT has consulted the SLDC Conservation Officer. As Church Town House abuts the Gatehouse, CHT have also been in contact with Historic England (North West) regarding any work that might impact on the scheduled monument. The requirements and advice that have been received have been incorporated into these plans.

Proposed Contractors. Due to the specialised and sensitive nature of the building, CHT have contacted a number of recommended firms to carry out the work and a number of tenders have been obtained. K L Venning Ltd have been selected to carry out the roofing and Ian Hind for the dashing.

Proposed Work. Copies of the selected contractors' proposals are attached to this statement, giving details of the proposed work and materials. As far as possible, the repairs and any replacements will be on a like-for-like basis to retain the integrity of the listed building within context of the Cartmel Conservation Area.

Timescale. It is intended to start the work (subject to Listed Building Consent) in September 2017. Completion of the work (and particularly the lime-based dashing) could be affected by weather conditions, but it is hoped that it will be completed by November 2017.

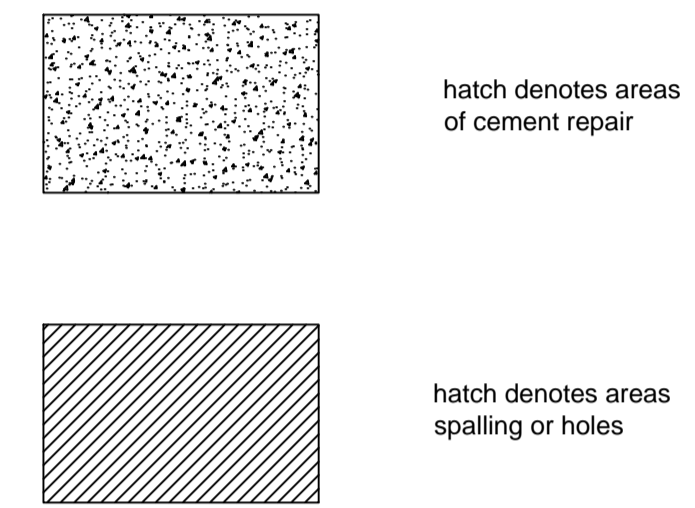
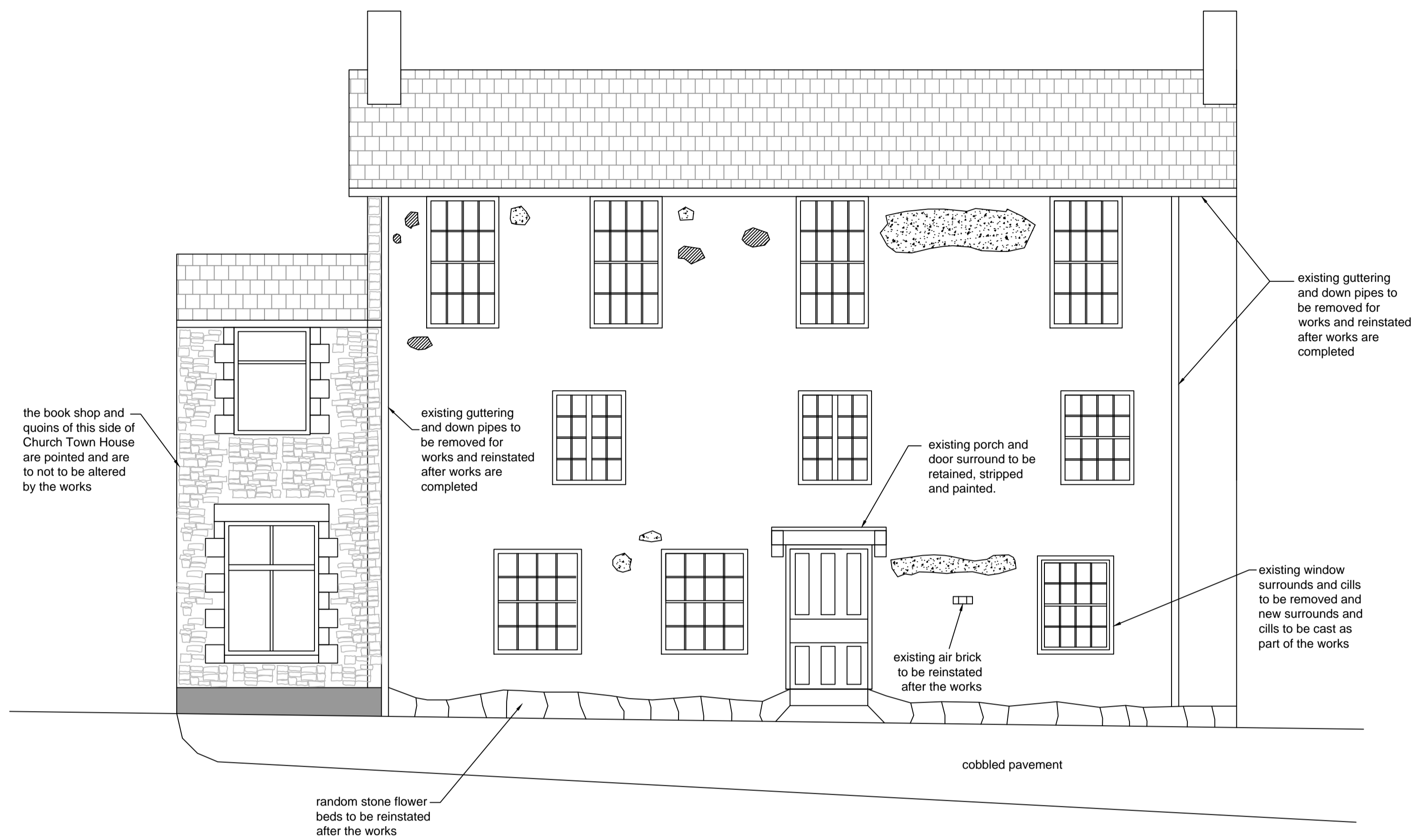
Supervision and Reporting. The members of CHT have agreed that Ewen Cameron can act as the lead in dealing with the contractors and authorities. He lives in Cartmel and should be present for most of the duration of the work.

Contact. Contact details are:

Ewen Cameron
St Mary's Lodge, Cartmel, Grange-over-Sands LA11 6PN



Ewen Cameron



Existing Front Elevation
Scale 1:50



Site Location Map
(Flat 2 outlined in red)
Scale 1:1250



Existing Front Elevation
nts

Notes:

1. Drawing for information only
2. Existing rough cast to be removed on the front of Church Town House.
3. Natural Hydraulic Lime to be used for the replacement rough cast.
4. For detailed method of working for the rough casting please see the attached specification CTH002
5. Existing window surrounds and cills to be removed as part of the works.
6. New window cills and surrounds are to be cast in concrete to match the existing ones and others in the square.
7. Windows to the ground and upper floor are to be repaired.
8. Windows to the middle floor are being replaced under a separate Listed Building Consent application.

Drawing size: A1	Client:	Title: Proposed Rough Casting of Church Town House, Cartmel	Drawing No. CTH001
Scale: As Shown			Revision: 0

Clerk to Lower Allithwaite Parish Council
Lower Allithwaite Parish Council
Mr P Turner
Sunnyside
Holme Lane
Allithwaite
GRANGE over SANDS
LA11 7QD

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27 July 2017

Dear Sir

LOCATION: Church Town House, The Square, Cartmel, GRANGE-OVER-SANDS
GEOCODE: Easting: 337833 Northing: 478780
DEVELOPMENT: Re-roofing of front slope and re-rendering the front elevation
REFERENCE NUMBER: SL/2017/0613 (Please use this whenever you contact us)
PLANNING OFFICER: Chris Harrison

We have received the above application that you may wish to comment upon.

The following link will take you directly to the application: http://kdc-pam.southlakeland.gov.uk/AnitelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DC&folder1_ref=SL/2017/0613

Or go to our website: <http://applications.southlakeland.gov.uk/planningapplications/welcome.asp> to view the documents.

Please send your comments by email: development.management@southlakeland.gov.uk before 21 days (**17 August 2017**).

If you do not reply within that period I will assume you have no comments.

Yours faithfully

Chris Harrison
Development Management