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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Green Swallow North Limited  
Swallow Barn  
Blindcrake  
CA13 0QP  
FAO: Mr Stuart Woodall

**APPLICATION No: 4/23/2135/0F1**

**CONVERSION OF BARN TO FORM ADDITIONAL LETTING BEDROOMS  
ASSOCIATED WITH SELLA PARK HOTEL  
BARN ADJACENT TO SELLA GRANGE, SELLA PARK HOTEL,  
CALDERBRIDGE**

**Sella Park Country House Hotel**

The above application dated 18/09/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions:

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 18<sup>th</sup> September 2023.
- Proposed Block Plan, Scale 1:500, received by the Local Planning Authority on the 18<sup>th</sup> September 2023.
- As Proposed Plan (Amended), Scale 1:50, Dwg No: 02, Rev: L, received by the Local Planning Authority on the 30<sup>th</sup> November 2023.
- Structural Mark Up (Amended), Scale 1:500, Dwg No: 06, Rev: A, received by the Local Planning Authority on the 14<sup>th</sup> November 2023.
- Preliminary Roost Assessment Survey and Presence/Likely Absence Survey for Bats (Amended), Prepared by Lakeland Ecology December 2023, received by the Local Planning Authority on the 11<sup>th</sup> December 2023.
- Design and Access Statement (Amended), Prepared by Green Swallow Nov 2023, Rev: B, received by the Local Planning Authority on the 14<sup>th</sup> November 2023.
- Email from Agent – Ecology Update Statement, received by the Local Planning Authority on the 15<sup>th</sup> November 2023.
- Timber Frame Details – Typical Elevations & Vertical Section, received by the Local Planning Authority on the 27<sup>th</sup> November 2023.
- Email from Agent, received by the Local Planning Authority on the 1<sup>st</sup> December 2023.

#### Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### Prior to Works/First Use/Installation

3. Prior to the commencement of any structural works, and/or works to the first floor or roof of the building, the European Protected Species Mitigation (EPSM) Licence secured from Natural England must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out within the approved Licence and retained thereafter.

#### Reasons

To protect the ecological interests evident on the site.

4. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved document 'Design and Access Statement (Amended), Prepared by Green Swallow Nov 2023, Rev: B, received by the Local Planning Authority on the 14<sup>th</sup> November 2023'. For the avoidance of doubt surface there will no change to the existing surface water arrangement on site. Prior to the first occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

5. The development hereby approved must be carried out in accordance with the approved document 'Structural Mark Up (Amended), Scale 1:500, Dwg No: 06, Rev: A, received by the Local Planning Authority on the 14<sup>th</sup> November 2023'.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15b of the Copeland Local Plan.

7. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and shall

remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

8. The proposed windows and doors permitted within this development must be of a timber construction and a painted finished, and must installed in accordance with the approved plan 'Timber Frame Details – Typical Elevations & Vertical Section, received by the Local Planning Authority on the 27<sup>th</sup> November 2023'. The development must be maintained in accordance with these details at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

9. Any alterations, repairs or replacements of the existing roof slates must be slate as per the existing building, and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

10. Any external lighting used within the development hereby approved must be installed in accordance with the following approved details:

- As Proposed Plan (Amended), Scale 1:50, Dwg No: 02, Rev: L, received by the Local Planning Authority on the 30<sup>th</sup> November 2023
- Email from Agent, received by the Local Planning Authority on the 1<sup>st</sup> December 2023.

The development must be maintained in accordance with these details at all times thereafter.

## Reason

In order to protect residential amenity.

### **Informative:**

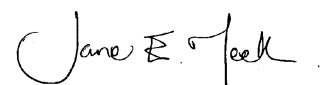
The applicant should note that they are required to contact the Joint Emergency Management and Resilience office via [emergency.planning@westmorlandandfurness.gov.uk](mailto:emergency.planning@westmorlandandfurness.gov.uk) to ensure information about the development can be captured and the Sellafield Off Site Emergency Plan can be updated accordingly. The type of information required to be included in the plan is the location and type of development. This information is vital to ensure public protection is in place in the event of an incident at the Sellafield Site.

During the construction phase of the development, there could be an increase in the number of persons in the area (including trade people), in the event of the application being granted, it is required that the applicant liaise with this office prior to the start of construction via [emergency.planning@westmorlandandfurness.gov.uk](mailto:emergency.planning@westmorlandandfurness.gov.uk). This liaison is essential to ensure the applicant, and their trades people/contractors plus paying guests are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

### **Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Jane Meek  
Assistant Director  
Thriving Place and Investment

15<sup>th</sup> December 2023

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.