

**Our Ref: 2023-60**

Planning – Development Management  
Cumberland Council (Copeland Area)  
The Market Hall,  
Market Place,  
Whitehaven,  
CA28 7JG

8<sup>th</sup> November 2024

**VIA PLANNING PORTAL**

To Whom It May Concern,

**Re: Barn Conversion to 2-bed Bungalow @ Petersburg Farm, Beckermest**

Adams Planning & Development Ltd (APD) are writing on behalf of the landowner, Stephen Sherwen, in order to submit a full planning application for a self-build unit for Ross Powe who has inputted into the design of the residence and has entered into an agreement to purchase the property from Mr Sherwen following the grant of planning consent.

This planning application comprises of the following submission documents:

- 1) This covering letter
- 2) Planning application forms
- 3) A Supporting Statement & Appendix A to D
- 4) A Site Location & Block Plan (PF-2493-01)
- 5) Existing & Proposed Floor Plans (PF-2493-02)
- 6) Existing & Proposed Plans & Elevations (PF-2493-03)
- 7) A Structural Report
- 8) A Barn, Bat & Nesting Bird Survey (Ref: 8912) – Envirotech
- 9) A Bat Survey – Natural Ecology

The planning application is for a self-build property for Mr Powe so is exempt from Biodiversity Net Gain. The full planning application has been submitted and paid for via the Planning Portal.

We trust that Cumberland Council (Copeland Area) are fully satisfied with the information contained herein that is comprehensive in nature in order to ensure that there are no pre-commencement planning conditions that could stall the delivery of the self-build dwelling in this instance.

We would be grateful if the appointed planning case officer could please contact the under-signed in the first instance if they wish to arrange an accompanied site visit.

Yours sincerely,

**Russell Adams**  
**For and on behalf of Adams Planning + Development Ltd**  
*Cc: Stephen Sherwen - Owner*

