

**Our Ref: 2023-60c**

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

9<sup>th</sup> May 2025

**VIA PLANNING PORTAL**

To Whom It May Concern,

**Re: Barn Conversions @ Petersburg Farm, Beckermeth**

Adams Planning & Development Ltd (APD) are writing on behalf of the landowner, Stephen Sherwen, in order to submit a full planning application for the conversion of two traditional barns at the above-referenced property into residential properties.

This planning application comprises of the following submission documents:

- 1) This covering letter
- 2) Planning application forms
- 3) A Supporting Planning, Design & Access Statement
- 4) A Site Location & Block Plan (Drawing No. PF-2493-04)
- 5) Existing Floor Plans (Drawing No. 12.03.02)
- 6) Existing Elevations (Drawing No. 12.03.02)
- 7) Ground Floor Plan (Drawing No. PF-2493-05)
- 8) First Floor Plan (Drawing No. PF-2493-06)
- 9) Elevation Plans (Drawing No. PF-2493-07)
- 10) A Structural Report
- 11) A Barn, Bat & Nesting Bird Survey (Ref: 8912) – Envirotech
- 12) A Bat Survey – Natural Ecology

The ecologist have confirmed that there is no impact on priority habitat as a consequence of the development proposals, with the Biodiversity Net Gain (BNG) baseline being zero. The development only utilises existing floor area and existing residential garden and hardstanding areas. This is the same as the recent approval APD secured at Low Greenriggs, Underbarrow, Kendal (Ref: 7/2024/5263) for 2 barn conversions/rebuilds in the Lake District National Park Authority area. As such, the proposals are exempt from the need to provide a BNG as per the provisions of the Environment Act 2021.

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 proposed 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*

