

Town and Country Planning Act 1990 (As amended).

4/14/2388/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr R Lindsay
2 Calva House
Calva Brow
WORKINGTON
Cumbria CA14 1DE

**PROPOSED AMENDMENTS TO APPLICATION 4/06/2630/0F1 (CONVERSION OF
TRADITIONAL BARN TO FORM A SINGLE DWELLING)
BARN AT KEEKLE GROVE, CLEATOR MOOR
Mr and Mrs T Newsham**

The above application dated 03/09/2014 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:

1. The development hereby permitted shall 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Site block plan & location plan Scale 1:500 & 1:1250 Drawing No RB05 received by the Local Planning Authority on 03 September 2014.
 - Proposed elevations 1:100 Drawing No RB07 received by the Local Planning Authority on 25 November 2014.
 - Proposed plans 1:100 Drawing No RB03 received by the Local Planning Authority on 25 November 2014.

- Existing ground floor plan 1:100 Drawing No Proj/KH/03/02 received by the Local Planning Authority on 03 September 2014.
- Existing elevations 1:100 Drawing No Proj/KH/03/03 received by the Local Planning Authority on 03 September 2014.

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.

3. The materials to be used in the roof of the dwelling hereby permitted shall be natural slate.
4. The materials to be used in the window frames including roof lights and the external doors of the dwelling hereby permitted shall be of timber construction and dark stained.
5. The existing sandstone walls of the barn to be converted to the dwelling hereby permitted shall be retained.
6. Where alterations to openings in the external walls and the gable wall are required, the material to be used in the construction of the external surfaces of the dwelling hereby permitted shall match those used in the existing building.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 converted barns / buildings, 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.
8. The dwelling shall not be occupied until space has been laid out within the site for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear in accordance with details submitted to and approved in writing by the Local Planning Authority. The space shall thereafter be kept available for use by vehicles.

Informative:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com <<http://www.groundstability.com>>

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

16/01/2015

N. J. Hayhurst

P.P. John Groves
Strategic Nuclear and Planning Manager