

Town and Country Planning Act 1990 (as amended)

4/15/2109/OF1

**NOTICE OF GRANT OF PLANNING PERMISSION**

FDS Architectural  
Hollandia  
Great Urswick  
ULVERSTON  
Cumbria LA12 0SP  
FAO Mr David Poole

**CONVERT BARN/EX-COTTAGE TO HOLIDAY LET PROPERTY**  
**HIGH LOWSCALES FARM, MILLOM**  
**Mr M Fletcher**

The above application dated 23/03/2015 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:-  
Proposed Site Plans, scale 1:200, drawing number FDS0148-5 RevD, dated as received 26 March 2015  
Barn Conversions, scale 1:100, drawing number FDS0148-6RevA, dated as received 26 March 2015  
Proposed Plans and Elevations, scale 1:100, drawing number FDS0148-7RevD, dated as received 26 March 2015  
Proposed Site Plans, scale 1:200, drawing number FDS0148-4 RevD, dated as received 26 March 2015

Existing Site Plans, scale 1:200, drawing number FDS0148-3 RevA, dated as received 26 March 2015

Existing Location Plans, scale 1:1250, drawing number FDS0148-1RevA, dated as received 26 March 2015

Existing Location Plans, scale 1: 500, drawing number FDS0148-2RevA, dated as received 26 March 2015

Bat and Barn Owl Survey by Envirotech, dated as received 26 March 2015

Design and Access Report, dated as received 26 March 2015

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 residential unit hereby approved shall be occupied solely for holiday letting purposes and shall not be sold or let as a permanent dwelling.

Reason

The site is not considered appropriate for permanent residential use.

4. The development shall implement all of the mitigation and compensation measures set out in the Bat and Barn Owl Report, prepared by Envirotech, dated 26 March 2015 as received, and submitted as part of the planning application.

Reason

To protect the ecological interests evident on the site.

5. 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.

Reason

To safeguard the traditional appearance of the barns / buildings in the interests of visual amenity.

**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

18/05/2015

 John Groves  
Strategic Nuclear and Planning Manager