

Town and Country Planning Act 1990 (as amended)

4/18/2019/OF1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr J Reed
31 Rheda Park
FRIZINGTON
Cumbria CA26 3TA

ERECTION OF BUILDING FOR STAFF ACCOMODATION (RENEWAL OF PREVIOUS APPROVAL
4/13/2233/OF1)
GROVE COURT HOTEL, CLEATOR
The Grove Court Hotel

The above application dated 12/01/2018 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: -

Location Plan, scale 1:1250, drawing number 2009.364.LP, received 12th January 2018;

Proposed Elevations and Floor Plans, scale 1:50 and 1:100, drawing number 2009.364.01A, received 12th January 2018;

Views from surroundings, scale 1:100, drawing number 2009.364.02, received 12th January 2018.

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 building hereby permitted shall be used to provide staff accommodation in association with the Grove Court Hotel, Cleator only and shall not be let or sold as a separate permanent dwelling.

Reason

The accommodation is not considered appropriate for use as a separate permanent dwelling.

4. 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 and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the building, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

Informatives

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 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

<<http://www.gov.uk/government/organisations/the-coal-authority>>

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

08/03/2018

Pat Graham
Managing Director

P-P.



Mrs H Gilmour
Cleator Moor Town Council
The Square
CLEATOR MOOR
Cumbria CA25 5AP

Our Ref: CH/4/18/2019/0F1
Date: 16 January 2018

Dear Sir/Madam

**ERECTION OF BUILDING FOR STAFF ACCOMODATION (RENEWAL OF PREVIOUS APPROVAL
4/13/2233/0F1)
GROVE COURT HOTEL, CLEATOR**

I enclose a copy of plans for the above planning application.

Would you please let me have any comments you wish to make within 21 days from the date of this letter.

Yours faithfully

Cathy Henderson
Technical Officer (Validation & Registration)

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