

Town and Country Planning Act 1990 (As amended).

4/20/2141/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Richard Lindsay  
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**PROPOSED CHANGE OF USE OF FORMER COACH HOUSE INTO A THREE BEDROOMED HOUSE WITH SINGLE STOREY EXTENSION AND RETAINING WALLS TO RETAIN HIGHER GROUND AT TWO SIDES OF THE PROPOSED EXTENSION (REVISED SCHEME FOR 4/19/2008/0F1) (PART RETROSPECTIVE)  
GATE HOUSE LODGE, THE VICARAGE, HAILE, EGREMONT**

**Mr Stephen Nicholson**

The above application dated 07/04/2020 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. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
  - Block Plan (Amended), Scale 1:250, Drawing No 01003, Rev: 04, received by the Local Planning Authority on the 27<sup>th</sup> April 2020.
  - Block Plan (Amended), Scale 1:500, Drawing No 01002, Rev: 07, received by the Local Planning Authority on the 27<sup>th</sup> April 2020.
  - Block Plan (Amended), Scale 1:200, Drawing No 01004, Rev: 04, received by the Local Planning Authority on the 27<sup>th</sup> April 2020.
  - Existing Elevations, Scale 1:100, Drawing No 02001, Rev: 01, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.
  - Proposed Elevations (Amended), Scale 1:100, Drawing No 05001, Rev: 09, received by the Local Planning Authority on the 27<sup>th</sup> April 2020.
  - Existing Plans, Scale 1:50, Drawing No 01001, Rev: 01, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.
  - Proposed Ground Floor, Scale 1:50, Drawing No 04010, Rev: 4, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.

- Proposed First Floor, Scale 1:50, Drawing 04011, Rev: 04, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.
- Design & Access Statement, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.

#### 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.

2. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site must be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. UU would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

#### Reason

To ensure the provision of a satisfactory drainage scheme.

3. The development shall implement all of the mitigation and compensation measures set out in the approved document Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 7<sup>th</sup> April 2020.

#### Reason

To protect the ecological interests evident on the site.

4. All rooflights to be installed in the building hereby approved shall be of a conservation design and, fitted flush with the slated roof surface and shall remain as

such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

5. The windows and doors shall be of a timber construction and a painted finished, and shall be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barn in the interests of visual amenity.

6. The roof of the converted building shall be finished with slates and shall be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

7. 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, doors or skylights and roof coverings, or painting or rendering shall be carried out to the converted building, 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 building in the interests of visual amenity.

8. New ground floor windows and doors abutting the highway shall be of a type which cannot open outwards into the highway.

## Reason

To minimise possible danger to other highway users.

## Informatives:

1. If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as UU need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, UU strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.
2. If the applicant intends to obtain a water supply from United Utilities for the proposed development, UU strongly recommend they engage with them at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.
3. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.
4. You must not commence works, or allow any person to perform works, on any part of the highway until receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria Highways, Highways Depot, Joseph Noble Road, Lillyhall Industrial Estate, Workington, CA14 4JH, Tel: 01946 506550.
5. In view of the fact that this application, if granted, could increase the number of persons in the area it is advised the applicant should liaise with the Resilience Unit Office via [emergency.planning@cumbria.gov.uk](mailto:emergency.planning@cumbria.gov.uk) to allow for further discussion to ensure the applicant is aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

**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

A handwritten signature in black ink, appearing to read 'N. J. Hayman' followed by a stylized flourish.

PP Pat Graham  
Chief Executive

26<sup>th</sup> June 2020

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.