

Planning (Listed Buildings and Conservation Areas) Act 1990.

4/20/2228/OL1

NOTICE OF LISTED BUILDING CONSENT

Amelia Wilson Interiors Ltd
Holly Cottage
4 Asby Lane
Asby
WORKINGTON
Cumbria CA14 4RT
FAO Mrs Amelia Wilson

**LISTED BUILDING CONSENT FOR REMOVAL OF INTERNAL WALLS & CHIMNEY BREAST;
WALLS TO BE DRY LINED & PLASTERED; DIG UP EXISTING FLOOR TO INSTALL UNDERFLOOR
HEATING & NEW CONCRETE SUB FLOOR; REPLACE CEILING JOISTS; REPLACE BOTH
EXTERNAL DOORS; REPLACE KITCHEN WINDOW; REPAINT EXTERIOR OF PROPERTY**

BASEMENT FLAT, 9 OAKBANK, WHITEHAVEN

Miss Stephanie Holmes

The above application dated 25/06/2020 has been considered by the Council in pursuance of its powers under the above Act and LISTED BUILDING CONSENT HAS BEEN GRANTED subject to the following conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) 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 Location Plan, scale 1:1250, received 25th June 2020;
Existing ground and lower ground floor plans, received 25th June 2020;
Cellar Beam Structure, drawing number 05-06457-A, received 25th June 2020;

Basement layout, received 25th June 2020;
Design and Heritage Statement, dated June 2020, received 25th June 2020;
Structural Calculations, written by WDS Ltd, received 25th June 2020;
Damp Survey, written by Ian Gibson Associates Ltd, received 30th July 2020;
Additional details, specifications and photographs, folder name ENWL Construction
Drawing – 5500176640 Version A, sent from Amelia Wilson via Dropbox, received 7th
October 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.

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 0345 762 6848.

Further information is also available on the Coal Authority website at:
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 Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



06th November 2020

PP Pat Graham
Chief Executive

LISTED BUILDING CONSENT / CONSERVATION AREA CONSENT

NOTICE

IMPORTANT: This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and does not include any consent or approval under any other enactment or under the Building Regulations.

These Notes do not apply when consent is granted unconditionally.

Appeals to the Secretary of State

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/planning-inspectorate or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

If Listed Building consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Authority a Listed Building purchase notice requiring the Authority to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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) at least 10 days before submitting the appeal. Further details are on GOV.UK.