

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Green Swallow North Limited  
Swallow Barn  
BLINDCRAKE  
Cumbria CA13 0QP  
FAO Mr Woodall

**APPLICATION No: 4/20/2265/0F1**  
**BARN CONVERSION TO RESIDENTIAL DWELLING**  
**BARN ADJACENT BARWICKSTEAD, BECKERMET**

**Mr Tyson**

The above application dated 15/07/2020 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:

Standard Conditions:

1. The development hereby permitted must 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. 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:-
  - Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.

- Block Plan, Scale 1:500, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.
- Site Block Plan (Amended), Scale 1:500, received by the Local Planning Authority on the 3<sup>rd</sup> March 2022.
- As Existing First Floor Plan, Scale 1:50, Dwg No: 02, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.
- As Existing Section, Scale 1:50, Dwg No: 03, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.
- As Existing Plans & Elevations, Scale 1:100, Dwg No: 10, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.
- As Proposed Plans & Elevations (Amended), Scale 1:100, Dwg No: 11, Rev D, received by the Local Planning Authority on the 28<sup>th</sup> February 2022.
- As Proposed Site Section, Scale 1:250, Dwg No: 12, received by the Local Planning Authority on the 31<sup>st</sup> March 2021.
- Heritage Impact Assessment (Amended), received by the Local Planning Authority on the 24<sup>th</sup> March 2022.
- Door Detail, Scale 1:2, Dwg No: 14, received by the Local Planning Authority on the 24<sup>th</sup> March 2022.
- Window/Door Detail, Scale 1:2, Dwg No: 13, received by the Local Planning Authority on the 24<sup>th</sup> March 2022.
- Material Specification, received by the Local Planning Authority on the 24<sup>th</sup> March 2022.
- Roof Light Details, received by the Local Planning Authority on the 2<sup>nd</sup> June 2021.
- Visual Structural Inspection, Prepared by WDS Ltd, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.
- Protected Species Survey: Bats and Barn Owls, Prepared by John Temple July 2019, received by the Local Planning Authority on the 20<sup>th</sup> July 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.

#### Pre Commencement Conditions:

3. Prior to the carrying out of any conversion work the existing buildings affected by the proposed development must be recorded in accordance with a Level 3 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of

construction works a digital copy of the resultant Level 3 Survey report must be furnished to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the buildings of architectural and historical interest prior to their alteration as part of the proposed development.

4. Prior to the commencement of any conversion works an additional protected species survey must be undertaken and submitted to and approved in writing by the Local Planning Authority as set out in the approved document 'Protected Species Survey: Bats and Barn Owls, Prepared by John Temple July 2019, received by the Local Planning Authority on the 20<sup>th</sup> July 2020'. The development must be carried out in accordance with and implement all of the mitigation and compensation measure set out within this approved document and retained thereafter.

Reasons

To protect the ecological interests evident on the site.

Other Conditions:

5. During the construction of the development hereby approved there must be no deliveries or movement of construction vehicles during school muster times, this includes school opening and closing.

Reason

In the interest of highway safety

6. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Protected Species Survey: Bats and Barn Owls, Prepared by John Temple July 2019, received by the Local Planning Authority on the 20<sup>th</sup> July 2020'.

Reasons

To protect the ecological interests evident on the site.

7. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

8. 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 property, 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 buildings in the interests of visual amenity.

9. All rooflights to be installed in the building must in accordance with the approved document 'Roof Light Details, received by the Local Planning Authority on the 2<sup>nd</sup> June 2021', and must remain as such at all times thereafter.

Reason

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

10. The development hereby approved must be carried out in accordance with the following approved plans:

- Door Detail, Scale 1:2, Dwg No: 14, received by the Local Planning Authority on the 24<sup>th</sup> March 2022.
- Window/Door Detail, Scale 1:2, Dwg No: 13, received by the Local Planning Authority on the 24<sup>th</sup> March 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

11. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- Material Specification, received by the Local Planning Authority on the 24<sup>th</sup> March 2022.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

12. Any alterations, repairs or replacements of the existing roof slates must be local graduated green slate as per the existing building and must be carried out in accordance with the approved documents:

- Heritage Impact Assessment (Amended), received by the Local Planning Authority on the 24<sup>th</sup> March 2022.

The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset and Conservation Area.

**Informatives:**

1. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.
2. The applicant should liaise with the CC Resilience Unit Office via [emergency.planning@cumbria.gov.uk](mailto:emergency.planning@cumbria.gov.uk) to allow for further discussion to ensure the

applicant and their trades people/contractors are 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 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

A handwritten signature in black ink, appearing to read 'N. S. Hayman', with a stylized flourish at the end.

PP Pat Graham  
Chief Executive

25<sup>th</sup> May 2022

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

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015

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.