

Planning (Listed Buildings and Conservation Areas) Act 1990.

4/20/2319/OL1

**NOTICE OF LISTED BUILDING CONSENT**

Network Rail  
1st Floor, Square One  
4 Travis Street  
MANCHESTER M1 2NY  
FAO Mr Michael Gradwell

**LISTED BUILDING CONSENT FOR STEEL FRAMED EXTENSION TO HOUSE A WC AND SHELTERED LANDING AT THE FIRST FLOOR LEVEL, FOLLOWING DEMOLITION OF EXISTING STAND ALONE WC STRUCTURE, EXISTING STAIRCASE AND PORCH. REMEDIAL WORKS, COMPRISING REPAINTING TO THE EXISTING TIMBER, WINDOW SURROUNDS AND REPOINTING TO THE EXISTING STONE WORK INCLUDING THE REPAIR OF A NUMBER OF STONE MASONRY UNITS TO THE SIGNAL BOX CHIMNEY BREAST**

**ST BEES STATION SIGNAL BOX, STATION ROAD, ST BEES**

**Network Rail**

The above application dated 21/08/2020 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 must 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. This permission relates to the following plans and documents as received on the retrospective dates and development shall be carried out in accordance with them:-
  - Location Plan, Scale 1:1250, Drawing No: P454\_100, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.

- Existing Ground Floor Plan, Scale 1:50, Drawing No: P454\_120, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Existing – First Floor Plan, Scale 1:50, Drawing No: P454\_121, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Existing Elevations, Scale 1:100, Drawing No: P454\_130, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Existing – 3D Views, Drawing No: P454\_190, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Proposed Site Plan, Scale 1:100, Drawing No: P454\_210, Rev: C, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Proposed – Ground Floor Plan, Scale 1:50, Drawing No: P454\_220, Rev: C, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Proposed – First Floor Plan, Scale 1:50, Drawing No: P454\_221, Rev: B, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- First Floor – Setting Out Plan, Scale 1:20, Drawing No: P454\_230, Rev: C, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Ceiling and Lighting Design, Scale 1:20, Drawing No: P454\_260, Rev: C, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Proposed Elevations, Scale 1:100, Drawing No: P454\_301, Rev: F, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Proposed – 3D Views, Drawing No: P454\_901, Rev: C, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Design, Access and Heritage Statement in Support of Security Upgrade Works at St Bees Signal Box, prepared August 2020, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Stone Quote, Letter Askins and Little – Reference: St Bees Signal Box Stonework Repairs and Lime Pointing, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Stone Survey, Letter Askins and Little – Reference: St Bees Signal Box Stonework Repairs and Lime Pointing, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Annotated Photo: Elevation 1, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Annotated Photo: Elevation 2, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Annotated Photo: Elevation 3, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Annotated Photo: Elevation 4, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Annotated Photo: Elevation 1 and 2, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Annotated Photo: Elevation 3 & 4, received by the Local Planning Authority on the 21<sup>st</sup> August 2020.
- Email from Agent, received by the Local Planning Authority on the 7<sup>th</sup> 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.

3. Prior to the commencement of any works at this site full details of the proposed timber doors and windows, including specifications and colours, must be submitted to and approved in writing by the Local Planning Authority. 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.

4. Prior to the commencement of any works at this site full details of the proposed lighting must be submitted to and approved in writing by the Local Planning Authority. 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.

5. Prior to the commencement of any works at this site full details of the proposed security fencing, including specifications and colours, must be submitted to and approved in writing by the Local Planning Authority. 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.

6. Prior to the commencement of any works at this site full details of the proposed external staircase, including specifications and colours, must be submitted to and approved in writing by the Local Planning Authority. 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.

7. Prior to the commencement of any works at this site full details of the proposed rainwater goods must be submitted to and approved in writing by the Local Planning Authority. 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.

8. Prior to the commencement of any works at this site full details of the proposed lime mortar must be submitted to and approved in writing by the Local Planning Authority. 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.

9. Notwithstanding the details shown on the approved plan 'Proposed Elevations, Scale 1:100, Drawing No: P454\_301, Rev: F, received by the Local Planning Authority on the 21st August 2020', the schedule of materials to be used on the development must be in accordance with the details outlined in the approved document 'Email from Agent, received by the Local Planning Authority on the 7th October 2020'. The development must be maintained as such at all times thereafter.

Reason

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

**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](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

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

PP Pat Graham  
Chief Executive

06<sup>th</sup> November 2020

## **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](http://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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.