

Town and Country Planning Act 1990 (As amended).

4/20/2341/0B1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Richard Lindsay  
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**VARIATION OF CONDITION 4 (WINDOWS) OF PLANNING APPROVAL 4/14/2388/0F1  
(CONVERSION OF BARN TO SINGLE DWELLING) TO ALLOW A GREY PAINTED FINISH  
ROTHERY BARN, KEEKLE GROVE, CLEATOR MOOR**

**Mr Tom Newsham**

The above application dated 08/09/2020 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. 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: -

Site block plan & location plan Scale 1:500 & 1:1250 Drawing No RB05 received 03 September 2014;

Proposed elevations 1:100 Drawing No RB07 received on 25 November 2014;

Proposed plans 1:100 Drawing No RB03 received on 25 November 2014;

Existing ground floor plan 1:100 Drawing No Proj/KH/03/02 received on 03 September 2014;

Existing elevations 1:100 Drawing No Proj/KH/03/03 received on 03 September

2014;

Paint swatch RAL 7032 – Kieselgrau for windows, received 14<sup>th</sup> September 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 first occupation of the dwelling hereby permitted, the roof of the dwelling must be finished in natural slate. The slate roof must be retained at all times thereafter.

Reason

To safeguard the traditional appearance of the barn conversion in the interests of visual amenity and in accordance with Policy DM10 and DM15A of the Copeland Local Plan.

4. The window frames including roof lights and external doors used within the conversion must be of a timber construction. The window frames shall be coloured dark grey in accordance with the details submitted with the application. Once installed the timber windows and doors shall be maintained as such at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and in accordance with Policies DM10 and DM15A of the Copeland Local Plan.

5. The existing sandstone walls of the barn to be converted to a dwelling must be retained at all times.

Reason

To ensure a satisfactory appearance of the building in the interests of visual amenity and in accordance with Policies DM10 and DM15A of the Copeland Local Plan.

6. Where alterations to openings in the external walls and the gable wall are required, the material to be used in the construction of the external surfaces of the dwelling hereby permitted must match those used in the existing building and be retained as such at all times thereafter.

#### Reason

In order to retain the traditional character of the barn conversion and in accordance with Policies DM10 and DM15A of the Copeland Local Plan.

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 barn, nor must 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 barns in the interests of visual amenity and in accordance with Policies DM10 and DM15A of the Copeland Local Plan.

8. Prior to the first occupation of the dwelling hereby approved, a space must be laid out within the site for cars to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear in accordance with details to be submitted to and approved by the Local Planning Authority. The space must be kept available for use by vehicles at all times thereafter.

#### Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policy DM15A and DM22 of the Copeland Local Plan.

#### 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' followed by a stylized flourish.

PP Pat Graham  
Chief Executive

29<sup>th</sup> October 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.