

Town and Country Planning Act 1990 (As amended).

4/20/2453/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

hdp Associates Limited
Clifton
BRISTOL BS8 4EJ
FAO Mr Kevin Perriment

**CONVERSION AND CHANGE OF USE OF THE FIRST AND SECOND FLOORS INTO 2 NO. ONE
BEDROOMED APARTMENTS (USE CLASS C3)
49 KING STREET, WHITEHAVEN**

Finepoint Limited

The above application dated 09/11/2020 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: -

Location Plan, scale 1:500, drawing number 1123-001, received 9th November 2020;
Proposed Front Elevation, scale 1:50, drawing number 1123-003, received 9th November 2020;
Proposed Rear Elevation, scale 1:50, drawing number 1123-005, received 9th November 2020;
Proposed Ground Floor Plan, scale 1:50, drawing number 1123-007, received 9th November 2020;
Proposed First Floor Plan, scale 1:50, drawing number 1123-009, received 9th November 2020;

Proposed Second Floor Plan, scale 1:50, drawing number 1123-011, received 9th November 2020;
Design and Access Statement, written by HDP Associates Limited, received 9th November 2020;
Flood Risk Assessment, written by Unda Consulting Limited, received 14th December 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. The replacement windows must be of a timber construction and of a painted finish. Prior to their installation, full details of the new windows including specifications and cross sections must be submitted to and approved by the Local Planning Authority. The approved windows must be installed prior to the first occupation of the apartments hereby approved and must be retained as such at all times thereafter

Reason

In order to ensure that there is limited effect on the surrounding Conservation Area in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

4. The development hereby approved must be carried out in accordance with the submitted flood risk assessment (ref. 90087-281020-Perriment-KingSt, dated November 2020, compiled by UNDA Consulting Limited) and the following mitigation measures it details:

- Physical design measures (Section 6.2)

These mitigation measures must be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above must be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

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.

29th January 2021

PP Pat Graham
Chief Executive

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) 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.