

Town and Country Planning Act 1990 (As amended).

4/20/2517/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Cubic Architecture & Design Ltd
27 Lynton Avenue
HITCHIN SG15 6TS
FAO Mr Adrian Moore

**CONVERSION OF FORMER ELECTRICAL WHOLESALERS & OFFICES TO FORM 6 PRIVATE RESIDENTIAL ACCOMMODATION UNITS (USE CLASS A3), 6 SHORT LET HOTEL/SERVICED APARTMENTS (USE CLASS C1) INCLUDING INTERNAL ALTERATIONS; REPLACEMENT WINDOWS; REINSTATEMENT OF WINDOW & DOOR OPENINGS IN REAR COURTYARD ELEVATION; REPAIR/REPLACEMENT OF ROOF; INSTALLATION OF CYCLE STAND
51 DUKE STREET, WHITEHAVEN**

2 by 2 Developments Ltd

The above application dated 22/12/2020 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 Location Plan, scale 1:1250, drawing number A098, received 23rd December 2020;

Site Block Plan, scale 1:500, drawing number A099A, received 23rd December 2020;

Existing Ground Floor Level, scale 1:100, drawing number A100, received 23rd December 2020;

Existing First Floor Level, scale 1:100, drawing number A101, received 23rd December

2020;

Proposed Ground Floor Level, scale 1:50, drawing number A200A, received 23rd December 2020;

Proposed First Floor Level, scale 1:50, drawing number A201B, received 23rd December 2020;

Existing and Proposed Elevations, scale 1:100, drawing number A205, received 23rd December 2020;

Conservation Open in Entrance Doorset Lambs Tongue Glazing Bar Options, produced by Mumford and Wood, received 23rd December 2020;

Typical Entrance Door Panel, received 23rd December 2020;

Cycle Rack Specification, received 23rd December 2020;

Design, Access and Heritage Statement, written by Cubic Heritage and Design, received 23rd 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. Any replacement windows must be of timber construction, have a profile of either 12mm or 14mm with a lamb tongue moulding profile and a painted finish in accordance with the details set out in the Conservation Open in Entrance Doorset Lambs Tongue Glazing Bar Options, produced by Mumford and Wood, submitted on 23rd December 2020. The windows must be retained as such at all times thereafter.

Reason

In order to protect the character of the Conservation Area in accordance with Policies ENV4 and DM27 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

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

23rd March 2021

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.