

Planning (Listed Buildings and Conservation Areas) Act 1990.

4/21/2033/OL1

NOTICE OF LISTED BUILDING CONSENT

CH Design
Tannery House
Harraby Green Business Park
Carlisle
CA1 2SS
FAO Mr Angus Hutchinson

**LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AS PART OF CHANGE OF USE
FROM A SHOP TO A CAFE
57 MAIN STREET, EGREMONT**

CF Hospitality Ltd

The above application dated 25/01/2021 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 respective dates and development shall be carried out in accordance with them:-
 - Location & Block Plans, Scale 1:500 & 1:1250, Drawing No: 2129-01, received by the Local Planning Authority on the 25th January 2021.
 - Ground Floor Plan & Front Elevation as Existing, Scale 1:50, Drawing No 2129-02, received by the Local Planning Authority on the 25th January 2021.
 - Ground Floor Plan & Front Elevation as Proposed, Scale 1:50, Drawing No 2129-03, received by the Local Planning Authority on the 25th January 2021.

- Proposed Wall Penetration for Water Pipe: Marked up Photographs, Drawing No 2129-04, received by the Local Planning Authority on the 7th February 2021.
- Heritage, Design & Access Statement, received by the Local Planning Authority on the 25th January 2021.
- Ground Floor Plan & Front Elevation – Sketch Option for Outdoor Seating & Ramp, Scale 1:100, Drawing No 2129-SK02, Rev A, received by the Local Planning Authority on the 25th March 2021.
- Email from Agent: Dated 23rd March 2021, received by the Local Planning Authority on the 23rd March 2021.

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.

Informative:

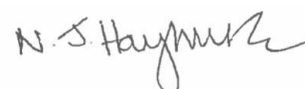
The two blocks of stone that are required to be removed as part of the development approved under this permission should be retained in a safe place so that they would be capable of being reinstated should the proposed use cease to ensure that any changes to the Listed Building are reversible in the future.

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

30/03/2021



PP Pat Graham
Chief Executive

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 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) at least 10 days before submitting the appeal. Further details are on GOV.UK.