

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTICE OF LISTED BUILDING CONSENT

Spencer Fretwell
SNG Architecture Ltd
Greengate Business Centre
Oldham
OL4 1FN

APPLICATION No; 4/21/2140/OL1

**LISTED BUILDING CONSENT FOR CONVERSION OF BUILDING TO A RESIDENTIAL USE
INCLUDING INTERNAL ALTERATIONS, REAR DORMER EXTENSION AT FIRST FLOOR,
PRESERVATION OF PROTECTED INTERNAL FEATURES (FIREPLACES & PANELLING) -
REVISION TO PREVIOUSLY APPROVED SCHEME UNDER REFERENCE 4/19/2263/OL1**

3 CATHERINE STREET, WHITEHAVEN

Mr Perrin and Mr Shaw

The above application dated 31/03/2021 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 shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of 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:-

Planning Application Form received 24th August 2021

Existing Plans and Elevations – Scale 1:100 received 10th June 2021

Plans and Elevations as Proposed Rev. C – Scale 1:100 received 20th October 2021
Coal Mining Risk Assessment Ref. G19080 received 31st March 2021
Door Specifications received 3rd September 2021
Window Specifications received 3rd September 2021 as amended by email received
16th September confirming specification of 12mm heritage glazing units

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. Notwithstanding the submitted details, no superstructure shall be erected until samples and details of the slate to be used in the construction of the external surfaces of the new or replacement roof structures hereby approved have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

To ensure the development is of a high quality design and to protect and preserve the heritage asset in accordance with the requirements of Policy ENV4, Policy DM10 and Policy DM27 of the Copeland Local Plan 2013-2028.

4. Notwithstanding the submitted details, no works to the existing interior wood paneling and fireplaces located at first floor level shall be completed unless or until detailed specifications of the works to be completed have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason:

To ensure the development is of a high quality design and to protect and preserve the heritage asset in accordance with the requirements of Policy ENV4, Policy DM10 and Policy DM27 of the Copeland Local Plan 2013-2028.

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 listed building consent 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

23rd November 2021

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.