

Town and Country Planning Act 1990 (As amended).

4/21/2154/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Manning Elliott Partnership
1 Manelli House
4 Cowper Road
Penrith
CA11 9BN

REINSTATMENT OF COTTAGE AND EXTENSION INTO ATTACHED BARN TO FORM A NEW DWELLING; AND THE CREATION OF A NEW ACCESS

MOORLEYS, EGREMONT

Manning Elliott Partnership

The above application dated 08/04/2021 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:

Standard Conditions

1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning 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 must be carried out in accordance with them:-
 - Site Location Plan, Scale 1:2500, Drawing Number 2102-PL-100, received by the Local Planning Authority on the 8th April 2021.

- Existing Site Layout with Ground Level Survey from 2021-02-03, Scale 1:200, Drawing Number 2102-EX-200, received by the Local Planning Authority on the 8th April 2021.
- Proposed Site Layout, Scale 1:200, Drawing Number 2102-PL-200, Rev A, 4/21/2252/0F1, received by the Local Planning Authority on the 8th April 2021.
- Existing Floor Plans and Elevations, Scale 1:100, Drawing Number 2102-EX-300, received by the Local Planning Authority on the 8th April 2021.
- Proposed Elevations, Scale 1:50 & 1:100, Drawing Number 2102-PL-500, received by the Local Planning Authority on the 8th April 2021.
- Proposed Sections (Amended), Scale 1:50, Drawing Number 2102-PI-400, Rev B, received by the Local Planning Authority on the 28th May 2021.
- Proposed First Floor Plans (Amended), Scale 1:50 & 1:100, Drawing Number 2102-PL-301, Rev B, received by the Local Planning Authority on the 28th May 2021.
- Proposed Ground Floor Plans (Amended), Scale 1:50 & 1:100, Drawing Number 2102-PL-300, Rev B, received by the Local Planning Authority on the 28th May 2021.
- Garden Retaining Walls, Scale 1:20, Drawing Number D1588/Sk.08, Rev A, received by the Local Planning Authority on the 28th May 2021.
- Report on Visual Inspection of Farmhouse and Barnhouse Structure, Prepared by Bingham Yates Limited on the 27th November 2020, received by the Local Planning Authority on the 8th April 2021.
- Planning Statement, received by the Local Planning Authority on the 8th April 2021.
- Design and Access, Heritage and Other Statement, received by the Local Planning Authority on the 8th April 2021.
- Site Inspection (Bats), Prepared by Hesketh Ecology on the 23rd March 2021, received by the Local Planning Authority on the 8th April 2021.
- Additional Planning Statement, received by the Local Planning Authority on the 28th May 2021.
- Heliscope: Residential Roof Summary, received by the Local Planning Authority on the 28th May 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.

Prior to Works/First Use/Installation

3. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development

is brought into use. This surfacing must extend for a distance of at least 10 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

4. Prior to their first installation within the development hereby approved, full details of the PV system, including fixing method and location of inverters, must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

5. Prior to their first use within the development hereby approved details of the proposed new roof slates must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

6. Prior to their first installation within the development hereby approved, full details of the proposed doors and windows, including specifications, must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset

7. Prior to their first installation within the development hereby approved details of the any new chimney pots/cowls must be submitted to and approved in writing by the

Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

8. Prior to their first use within the development hereby approved details of the proposed driveway materials must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

Other Conditions

9. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

10. The development must implement all of the mitigation and compensation measures set out in the approved document Site Inspection (Bats), Prepared by Hesketh Ecology on the 23rd March 2021, received by the Local Planning Authority on the 8th April 2021.

Reason

To protect the ecological interests evident on the site.

11. 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 property, nor shall 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 / buildings in the interests of visual amenity.

12. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

Informative:

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

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

24/06/2021



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.