

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF GRANT OF PLANNING PERMISSION

MAC Architects  
Franklin House  
4 Victoria Avenue  
Harrogate  
HG1 1EL  
FAO Susanna Smith

**APPLICATION No: 4/21/2241/0F1**

**INTERNAL AND EXTERNAL ALTERATIONS AS PART OF RENOVATION AND REFURBISHMENT OF EXISTING BUILDING, INCLUDING REPAIRS TO EXTERNAL RENDER, ALTERATION TO DORMER WINDOWS, DEMOLITION OF PART OF EXISTING STORES & FORMER SHOWER BLOCKS, REDUCTION OF REAR WALLS, RECONSTRUCTION OF PORCH AT NO.11, AND REPLACEMENT/REPAIR OF WINDOWS.**

**1 - 11 LONSDALE TERRACE, ST BEES**

**Remarkable Developments LTD**

The above application dated 26/05/2021 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 hereby permitted must 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. 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:-

- Location Plan, Scale 1:1250, Drawing No P300.00.01, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Block Plan as Existing and Proposed, Scale 1:500, Drawing No P300.00.02, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Gate Details as Proposed, Scale 1:500, Drawing No P300.00.03, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- AE Elevation from Lonsdale Terrace and Rear Elevation, Scale 1:100, Drawing No P200.00.01, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Elevations as Proposed (Amended), Scale 1:100, Drawing No P201-02, Rev F, received by the Local Planning Authority on the 17<sup>th</sup> November 2021.
- Ground and First Floor Plans as Existing, Scale 1:1250, Drawing No P100.00.01, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Ground and First Floor Plans as Proposed (Amended), Scale 1:100, Drawing No P101-01, received by the Local Planning Authority on the 13<sup>th</sup> August 2021.
- Basement Floor Plan AE, Scale 1:100, Drawing No P100.00, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Basement Plans as Proposed, Scale 1:100, Drawing No P101.00, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Attic Floor Plans as Proposed (Amended), Scale 1:100, Drawing No P101-02, received by the Local Planning Authority on the 13<sup>th</sup> August 2021.
- Existing Attic and Floor Plan (Amended), Scale 1:100, Drawing No P100-00-01, Rev A, received by the Local Planning Authority on the 11<sup>th</sup> October 2021.
- Door Blade, Scale 1:10 & F:5, Drawing No 2019.303 received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Handrail, Scale 1:10, received by the Local Planning Authority on the 26<sup>th</sup> May 2021.
- Design and Access Statement (Amended), Revision D, received by the Local Planning Authority on the 15<sup>th</sup> November 2021.
- Demolition Plan, Scale 1:100, Drawing No P101-01, received by the Local Planning Authority on the 13<sup>th</sup> August 2021.
- Heritage Statement, Revision D, received by the Local Planning Authority on the 17<sup>th</sup> November 2021.
- Lighting Information, received by the Local Planning Authority on the 13<sup>th</sup> August 2021.
- Store Plans and Elevations as Existing and Proposed (Amended), Scale 1:100, Drawing No P202-02, Rev B, received by the Local Planning Authority on the 17<sup>th</sup> November 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 Commencement of Works Conditions:

3. Prior to the commencement of any works to the existing windows (excluding any dormer windows or rooflight) within the application site, an independent survey carried out by a suitably qualified person must be submitted to and approved in writing by the Local Planning Authority. This survey must detail the extent, condition, and location of historic glass and windows, and must provide justification for a proposed repair or replacement strategy for each existing window. Any works to the existing windows within the application site must be carried out in accordance with this approved survey and must be maintained as such at all times thereafter.

Reason

In the interest of protecting the heritage asset.

**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](http://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



PP Pat Graham  
Chief Executive

19<sup>th</sup> November 2021

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015

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](mailto: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.