

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Green Swallow North Limited
Swallow Barn
Blindcrake
Cumbria
CA13 0QP
FAO: Stuart Woodall

APPLICATION No: 4/21/2304/0F1

**CHANGE OF USE FROM OFFICES TO 5 NO. SERVICED APARTMENTS C1 USE
AGE CONCERN, OLD CUSTOMS HOUSE, WEST STRAND, WHITEHAVEN**

GHH Ltd

The above application dated 30/06/2021 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:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning 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 8th June 2021
 - Site Location Plan at scale 1:1250 received 8th June 2021
 - Site Block Plan at scale 1:500 received 8th June 2021
 - Existing and Proposed Floor Plans – Drawing No. 1234 04 Rev. F received 22nd

May 2022

- Existing and Proposed Elevation Plans – Drawing No. 1234 05 Rev. F received 22nd May 2022
- Demolition Plans – Drawing No. 1234 06 Rev. – received 28th October 2022
- Window/Door Detail – Drawing No. 1234 10 Rev. A received 22nd May 2022
- Door Detail – Drawing No. 1234 11 Rev. – received 25th January 2022
- Louvre Detail – Drawing No. 1234 12 Rev. - received 25th January 2022
- Archway Door Detail – Drawing No. 1234 13 Rev. – received 13th March 2022
- Heritage, Design and Access Statement Rev. B March 2022 received 13th March 2022
- Heritage, Design and Access Statement Supplementary Information received 22nd May 2022
- Schedule of Internal Views of the Property – 10th February 2022 received 11th February 2022
- Job No 1234 – 22 June 2022 - Addendum document to support Planning and LBC Application for
- The Old Customs House, Whitehaven received 22nd June 2022

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. No works to the chimney hereby approved shall commence unless and until a detailed schedule of repair works or have 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 protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

4. No works relating to the replacement of the existing access ramp and the reinstatement of the steps to the main access shall commence until a detailed specification of the proposed paving and reinstated steps have 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 protect and preserve the heritage asset in accordance with the provisions of Policy ENV4 and Policy DM27 of the Copeland Local Plan 2013-2028.

5. The development shall not proceed except in accordance with the mitigation measures detailed in Old Customs House, Whitehaven Flood Risk Assessment – February 2022 received 2nd February 2022.

Reason

For the avoidance of doubt and to prevent harm to mitigate the present flood risk in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

6. Construction works, including site preparation, earthworks, start-up of machinery, deliveries and unloading of equipment and materials shall not take place outside the hours of 08.00 - 18.00 Mondays to Fridays and 08.00 - 13.00 on Saturdays and at no time on Sundays, Public or Bank Holidays.

Reason

To safeguard the amenity of neighbouring occupiers in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

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 identifying matters of concern with the proposal and negotiating with the applicant's acceptable amendments to address them. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and 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". The signature is fluid and cursive, with a large loop at the end.

PP Pat Graham
Chief Executive

27th June 2022

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) 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.