



PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

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

APPLICATION No: 4/21/2305/0L1

**LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH THE CONVERSION FROM OFFICES TO 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 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 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. Notwithstanding the submitted details, no works to the proposed window seat shall commence unless and until a detailed specification of the window seat including the proposed means of insulation 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.

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 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



Pat Graham
Chief Executive

27th June 2022

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.