

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF GRANT OF PLANNING PERMISSION

WK Design Architects Limited
43 The Mount
Papcastle
Cockermouth
CA13 0JZ
FAO: Carolyn Williamson

APPLICATION No: 4/21/2324/0F1

**CHANGE OF USE FROM CHAPEL TO RESIDENTIAL PROPERTY
ST BEES METHODIST CHURCH, MAIN STREET, ST BEES**

Dave Nelson

The above application dated 16/07/2021 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 shall be carried out in accordance with them:-
 - Existing Building Plans I and Section, Scale 1:50, Drawing No 21.13.01, received by the Local Planning Authority on the 16th July 2021.

- Existing Building II Elevations, Scale 1:50, Drawing No 21.13.02, received by the Local Planning Authority on the 16th July 2021.
- Proposed Floor Plans, Block Plan and Site Location Plan, Scale 1:200 & 1:1250, Drawing No 21.13.06c, received by the Local Planning Authority on the 16th July 2021.
- Proposed Elevations, Section, and Window Detail (Amended), Scale 1:10 & 1:100, Drawing 21.13.07c, received by the Local Planning Authority on the 1st November 2021.
- Bat Survey, Prepared by Envirotech July 2021, received by the Local Planning Authority on the 16th July 2021.
- Design and Access Statement, received by the Local Planning Authority on the 1st November 2021.
- Proposed Rooflight Details: GGL Single Installation into Natural Slate, Scale 1:5, File Name: GGL-END-0114-1104, received by the Local Planning Authority on the 1st November 2021.
- Archaeological Building Survey Level II, received by the Local Planning Authority on the 10th 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 Occupation Conditions:

3. Prior to the first occupation of the dwelling hereby approved the rear lower ground floor and ground floor windows and mezzanine railguard must be fitted with obscuring glazing in line with the approved plan 'Proposed Elevations, Section, and Window Detail (Amended), Scale 1:10 & 1:100, Drawing 21.13.07b, received by the Local Planning Authority on the 23rd September 2021'. The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

Other Conditions

4. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out in the approved document Bat Survey, Prepared by Envirotech July 2021, received by the Local Planning Authority on the 16th July 2021.

Reasons

To protect the ecological interests evident on the site.

5. The development must be carried out in accordance with the approved document Archaeological Building Survey Level II, received by the Local Planning Authority on the 10th November 2021.

Reason

To protect the architectural and historical interest evident on the site.

6. The proposed rooflights to be installed within the development hereby approved must be in accordance with the following approved plans:

- Proposed Elevations, Section, and Window Detail (Amended), Scale 1:10 & 1:100, Drawing 21.13.07c, received by the Local Planning Authority on the 1st November 2021.
- Proposed Rooflight Details: GGL Single Installation into Natural Slate, Scale 1:5, File Name: GGL-END-0114-1104, received by the Local Planning Authority on the 1st November 2021.

The development must be retained in accordance with the approved detail at all times thereafter.

Reason

To safeguard the traditional appearance of the buildings in the interests of visual amenity.

7. 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 buildings 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



PP Pat Graham
Chief Executive

12th 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) 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.