

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF GRANT OF PLANNING PERMISSION

Day Cummins Ltd
Unit 4A Lakeland Business Park
Lamplugh Road
COCKERMOUTH
Cumbria CA13 0QT
FAO Mr Michael Dawson

APPLICATION No: 4/21/2349/0F1

CONVERSION OF FORMER CALVING SHEDS TO A DWELLING WITH PARKING AND AMENITY SPACE

REDUNDANT FARM BUILDINGS, ROTTINGTON HALL ESTATE, ROTTINGTON

Mark Leech

The above application dated 03/08/2021 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:-

- Existing and Proposed Plans, Elevations, and Location Plans (Amended), Scale 1:100, 1:500 & 1:1250, Drawing No 01, Rev C, received by the Local Planning Authority on the 15th November 2021.
- Visual Structural Inspection Of Calfs Nook Attached Barn, Prepared by WDS Ltd April 2021, received by the Local Planning Authority on the 3rd August 2021.
- Scoping Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 3rd August 2021.
- Drainage, received by the Local Planning Authority on the 14th December 2021.
- Rafter Difference in More Detail, received by the Local Planning Authority on the 15th November 2021.
- Email Correspondence: Rottington Hall Estate, received by the Local Planning Authority on the 15th 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 development hereby permitted the existing fascias must be cut down in depth by 100mm in line with the approved document 'Email Correspondence: Rottington Hall Estate, received by the Local Planning Authority on the 15th November 2021'. The fascias will remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

Other Conditions:

4. The development must implement all of the mitigation and compensation measures set out in the approved document Scoping Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 3rd August 2021.

Reasons

To protect the ecological interests evident on the site, in accordance with policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF.

5. 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 in accordance with policy DM15a of the Copeland Local Plan.

6. 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 shall remain as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

7. The proposed windows and doors permitted within this development must be of a timber construction and a painted finished, and must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

8. The roof of the converted building hereby permitted must be finished with slates as details within the approved document 'Email Correspondence: Rottington Hall Estate, received by the Local Planning Authority on the 15th November 2021'. The slates must be maintained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity in accordance with policy DM15a of the Copeland Local Plan.

Informatives:

1. 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.
2. 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 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

21st January 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.