

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO Mr Simon Blacker

APPLICATION No: 4/21/2429/0F1

**CONVERSION OF AN EXISTING BUILDING TO A ONE BEDROOMED RESIDENTIAL DWELLING
WITH NEW EXTERNAL STAIRWAY WITH GLAZED BALLUSTRADE
COACH HOUSE, SNECKYEAT ROAD, WHITEHAVEN**

Joyce Bailey

The above application dated 29/09/2021 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 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. 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: -

Site Location Plan, scale 1:1250, drawing number 01002 01, received 29th September 2022;

Proposed Block Plan, scale 1:100, drawing number 04002 01, received 29th September 2022;

Proposed Ground and First Floors, scale 1:50, drawing number 04001 01, received

29th September 2022;

Proposed Elevations 1 of 2, scale 1:50, drawing number 05001 01, received 29th September 2022;

Proposed Elevations 2 of 2, scale 1:50, drawing number 05002 02, received 29th September 2022;

Heritage Statement, dated April 2022, written by SRE Associates, received 5th May 2022;

Survey for Bats, Barn Owls and Breeding Birds, written by Steve Wake, received 23rd November 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. 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 must be carried out to the converted barn, nor must 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 barn in the interests of visual amenity and in accordance with Policies DM10 and DM15A of the Copeland Local Plan.

4. All development must be carried out in accordance with and including all mitigation measures stated within the submitted and approved Survey for Bats, Barn Owls and Breeding Birds, written by Steve Wake, received 23rd November 2022.

Reason

In order to ensure that any protected species are protected and in accordance with Policies ENV3 and DM25 of the Copeland Local Plan.

5. All windows and doors must be of a timber construction and retained as such at all times thereafter.

Reason

In order to protect the traditional construction of the barn, the status as a Listed curtilage building and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

6. Notwithstanding the details shown on the approved plans, full details of the specification and materials of the balustrade and handrail to the external stair must be submitted to and approved in writing by the Local Planning Authority, prior to its installation. Development must be carried out in accordance with the approved details and retained at all times thereafter.

Reason

In order to ensure that the proposed conversion retains its historical appearance and in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

Informatives

- 1) Prior to the commencement of any works, Listed Building Consent must be submitted to and approved by the Local Planning Authority.
- 2) There is potential for bats to be present in the areas that were inaccessible to the survey. These were, under any gaps ridge tiles and roof junctions and under slates, behind roof timbers in wall gaps and within main house roof. Extreme care must be taken when carrying out any demolition or roofing especially in these areas. Crevices should be checked with a torch prior to demolition to ensure no bats are killed, a bat worker can install none return any areas of great concern. Bats can be encouraged on site by allowing them access to the converted building post-works and by erecting bat boxes. If at any point during the works bats are seen or suspected within the building, work must stop and further advice sought.
- 3) 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

A handwritten signature in black ink, appearing to read 'N. S. Hayhurst' followed by a stylized flourish.

Nick Hayhurst
Head of Planning and Place

14th December 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.