

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

NOTICE OF LISTED BUILDING CONSENT

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

APPLICATION REFERENCE: 4/21/2487/0L1

LISTED BUILDING CONSENT FOR WORKS ASSOCIATED WITH CHANGE OF USE OF GROUND FLOOR OF BUILDING FROM ANCILLARY SENIOR SCHOOL ACCOMMODATION TO A CHILDRENS DAY NURSERY, INCLUDING NEW VEHICLE EXIT FROM THE SITE; CREATION OF PARKING AREAS TO REAR AND NEW DOOR OPENING BETWEEN ROOMS G1.07 & G1.09 GRINDAL HOUSE, MAIN STREET, ST BEES

St Bees Little Learners Nursery Ltd

The above application dated 08/11/2021 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:

Standard Conditions:

1. The works hereby permitted must be commenced before the expiration of three years from the date of this consent.

Reason

To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) 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:-

- Site Location Plan, Scale 1:500, Drawing Number: 2131-100-EX, Revision: A, received by the Local Planning Authority on the 8th November 2021.
- Block Layout Plan as Proposed (Amended), Scale 1:250, Drawing Number: 2131-200-PL, Revision: H, received by the Local Planning Authority on the 16th August 2022.
- Block Layout Plan of Access, Scale 1:100, Drawing Number: 2131-201-EX, Revision: A, received by the Local Planning Authority on the 28th February 2022.
- Site Access as Existing & Proposed (Amended), Scale 1:200, Drawing Number: 2131-EX-101, Revision: A, received by the Local Planning Authority on the 25th July 2022.
- Existing Ground & First Floor Plans, Scale 1:200, received by the Local Planning Authority on the 8th November 2021.
- Proposed Ground Floor Plans (Amended), Scale 1:200, received by the Local Planning Authority on the 22nd November 2021.
- Flood Risk Assessment, Prepared by SRE Associates November 2021, received by the Local Planning Authority on the 8th November 2021.
- Heritage Statement (Amended), Prepared by SRE Associated July 2022, received by the Local Planning Authority on the 16th August 2022.
- Planning Statement (Amended), Prepared by SRE Associated July 2022, received by the Local Planning Authority on the 16th August 2022.
- Letter from St Bees School, received by the Local Planning Authority on the 28th February 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.

Prior to Installation/Use Conditions:

3. Prior to their first installation within the development hereby approved, full details/specifications of the proposed paving materials must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

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 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



Pat Graham
Chief Executive

02nd September 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.